

United States Department of the Interior
National Park Service

SENT TO D.C.

4-19-2001

National Register of Historic Places
Registration Form

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 Bachmann, Charles and Naomi, House

other names/site number Hayden, Jacquelyn Ernst, House

2. Location

street & number 401 South Walnut Street not for publication

city or town Salem vicinity

state Illinois code IL county Marion code 121 zip code 62881

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. White / SHPO 4-10-01
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 commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- 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:)

Signature of the Keeper

Date of Action

Bachmann, Charles and Naomi, House
Name of Property

Marion County, 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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	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)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival
Craftsman
Other: Four Square

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK

roof ASPHALT
other WOOD
METAL

Narrative Description

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

Bachmann, Charles and Naomi, House
Name of Property

Marion County, 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

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Morrow, William "Bid"

The Architects' Small House Service

Bureau of the United States, Incorporated

Primary location of additional data:

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

Name of repository: _____

Bachmann, Charles and Naomi, House
Name of Property

Marion County, 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	3	0	5	7	0
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4	2	7	6	7	3	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 Hayden, Jacquelyn Ernst

organization N/A date January 23, 2001

street & number 401 South Walnut Street telephone 618-548-3131

city or town Salem state Illinois zip code 62881

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 Hayden, Jacquelyn Ernst

street & number 401 South Walnut Street telephone 618-548-3131

city or town Salem state Illinois zip code 62881

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 Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

Description

The Charles and Naomi Bachmann house is a 32' x 34' brick and frame two story house with a mixture of Classical Revival and Mediterranean architectural details. The property is located in a quiet, primarily residential area close to downtown Salem, with the house fronting South Walnut Street. Behind the house is a detached concrete garage, of the same era, with a decorative tile roof which reflects the Mediterranean feeling. It is possible that multiple family trips to Europe influenced certain facets of design and construction. The house is extremely well built, with concrete exterior sills, copper guttering and downspouts, dentil molding under the eaves, and acanthus styled brackets under the two wrought iron railed balconies, window box and pedimented entry. There is an eyebrow window in the attic at the front of the house facing east. All ceilings in the living areas are nine feet high. Oak is the primary woodwork. The home remains supremely solid and has been well maintained, with minor alterations. There are no other dwellings of similar appearance in Salem, Illinois.

The house is sited on a raised lot, approximately four feet above street level. It is surrounded by three large sugar maple trees, one each on the east, south, and west sides of the house. Those on the south and west are especially large and are estimated to be several hundred years old. One large sugar maple tree on the east, next to Walnut Street, was uprooted in 1995 by tornadic winds and has been replaced with an evergreen planting and Japanese snow viewing lantern.

The site consists of two full and two partial lots, for a total of 100' x 129'. In addition to the house, the property includes a freestanding one car garage at the southwest corner of the land; the garage is 16' x 22' and is constructed of concrete block, with a composite tile hip roof, wood garage door, and side by side windows centered on both east and west sides. The contributing garage is entered from the north.

This property is situated at the southwest corner of Walnut and Elm Streets, across Elm street from the Adam H. Bachmann, Senior home which was built in 1902, also constructed on a raised lot. Just to the west is the John and Amy Bachmann

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CHARLES AND NAOMI BACHMANN HOUSE

Bachmann, Charles and Naomi, House
Salem, Illinois

Stonecipher home. The property is located one block west of the current location of William Jennings Bryan's birth place. It is four blocks south and one block west of downtown, in one of the older parts of town. The house faces east and is accessed by wide concrete steps from the front, as well as narrow steps and a ninety degree sidewalk from the north to the back door on the west. The driveway circles the house on the south and west, with a straight extension to the garage from the north.

The house was built by William "Bid" Morrow of Salem and completed by 1929, after a frame home on the site burned in 1925. This has been corroborated by Lewis Barenfanger, a Salem architect and builder.

The Bachmann house is of nearly square dimensions, with no extensions or additions to the original exterior. Each of the full two story sides of the house is primarily flat and similar in size, of rich rose hued brick with mortar of a similar tint. Rooflines for each elevation are also similar, with a relatively steep hip roof culminating in a single peak and a wide overhang with dentil molding under the eaves. The roof, slightly flared at the eaves, is covered with asphalt shingles. The perimeter of the eaves is faced with copper guttering.

Fenestration includes the front door, back door, four sets of exterior French doors, one double hung leaded glass window, two small glass doored vents from the original kitchen pantry, and twenty-five double hung windows with four over four mullions on the top sashes, plus the exterior basement door and six small obscured basement windows.

The east (front) elevation can be considered somewhat symmetrical, as divided vertically into thirds. On the left is the main pedimented recessed entry, with French doors and a small balcony directly overhead on the second story. Centered on this facade are French doors on the first story, with a window and bracketed window box above. To the right is another pair of French doors on the first story, above which is a second balcony with French doors matching those on the left side of this elevation. An eyebrow window for the attic is centered in the roof, aligned vertically with the second story window and first floor French doors in the middle third of the east facade. Details for this elevation

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

include wrought iron balcony railings and acanthus brackets under the entry pediment, balconies and window.

Looking at the north elevation, the fireplace chimney is located about one-quarter distance from the left corner and is flanked on each side, both first and second stories, by single windows. The right half of the first story includes a double window, above which are two single windows.

On the right side of the west elevation, five feet from the south corner, is the back entry door with a small projecting roof. Just above on the second story is a triple window for the sunroom. To the left of the back door is a double window. On the far left of the first story is a single window, which is repeated above on the second story. Centered on the second story is the original stained and leaded glass window for the bath. Just to the left of this window is a copper downspout.

Partially centered on the south elevation is a single window located at the second interior stairwell landing. To the right are two single windows, one above the other on the first and second stories. A quadruple window for the sunroom dominates the left side of the second story. Below the sunroom windows are two small square inset vent windows, aligned vertically, approximately five feet from the left corner. To the right of these is a double window which is positioned above the kitchen sink. Also visible with the south elevation is the brick exterior basement stairwell encasement wall which projects from the house three feet and rises 28 inches from ground level, beginning at the left corner and extending 12 1/2 feet, ending under the kitchen windows. A downspout is located right of center of the south elevation.

The home's lower level is an unfinished basement with utilities and storage areas, accessed by a stairway from the kitchen area and by an exterior stairwell on the southwest.

The first floor consists of the living room, formal dining room, powder room converted from a broom closet, kitchen with arched breakfast nook, foyer with stairwell, and back

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CHARLES AND NAOMI BACHMANN HOUSE

Bachmann, Charles and Naomi, House
Salem, Illinois

entry with laundry area. There are three sets of beveled glass French doors, two in the living room facing east toward the street and one separating the foyer and living room. The front door in the foyer is also constructed of oak and beveled glass. This level features an open design with an arch separating the living and dining rooms. Privacy is obtained via the French doors between the foyer and living room and two swinging doors between the foyer/kitchen and dining room/kitchen. All woodwork in the living room, dining room, foyer, stairwell with two landings, and upstairs hallway is oak, as is the flooring on the entire first floor. A brick fireplace with oak mantel is situated between two windows at the north end of the living room and was fitted with dual gas logs by the Bachmanns; this brick and the brick for the accompanying two story chimney match the brick on the exterior of the house. The original wallpaper in the living and dining rooms, foyer and upstairs hallway was a rose chinoiserie and has been replaced with pearl damask paper on walls and ceilings.

The second floor consists of the master bedroom with balcony, the office/nursery with balcony, the sunroom, one additional bedroom, and the main bath with Italian glass tiles and original leaded glass window. Flooring is white pine in the sunroom, one inch ceramic tile with a Greek key border in the bath, with the balance being oak. Woodwork is painted white, except for varnished oak in the hallway. One bedroom and the bath, as well as the hallway, are papered; the rest of the second story rooms are painted.

There is also an unfinished attic which is accessed by a pulldown oak-doored staircase in the ceiling of the second story hallway.

The office/nursery is partially cantilevered over the foyer below to allow for the open portion of the stairwell.

Integrity of the Bachmann house is high, and no additions have been made to the exterior. Woodwork remains either painted or varnished, as appears original. The house remains intact as originally constructed, with the following exceptions:

A broom closet on the first floor was converted to a powder room (est. 1950's).

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

A fire in 1993 caused the original clay aggregate floor in the kitchen to buckle. This floor, along with those on the rest of the first floor, were replaced with new oak. Woodwork and doors were refinished or replaced nearly exactly. The original brass mail slot in the front door was reinstalled in the replacement door. In addition to flooring, replacement due to the fire is as follows:

Living room- Three French doors with frames (two on the east and one shared with the foyer), two north windows with frames, baseboards, fireplace mantel, and oak ceiling trim. Walls were drywalled.

Dining room- North and west window frames and ceiling trim. Windows and baseboards remain original.

Kitchen- Baseboards.

Foyer- East main entry door and frame, frame for French doors shared with the living room, and ceiling trim. Baseboards, swinging door with frame, and oak lattice return air vent remain original.

Stairwell- Closet door with frame at first stair landing, two south windows with frames at first and second stair landings, handrails, balusters, stringers, baseboards, and ceiling trim. Stair posts, treads, and risers are original.

Kitchen cabinets have apparently been replaced (est. 1950's), although the breakfast nook with storage is restored to original.

The original kitchen pantry with baker's cooling racks was opened to a small closet at the back of the house and converted to laundry space. The lower of two small windows in this area was utilized to vent the dryer. (1991).

Ceiling tiles not original to the house were removed and the ceilings drywalled, with the original oak ceiling molding reinstalled piece for piece. A receptacle for a ceiling light in the living room was uncovered and a fixture installed (1991).

Wallpaper was removed to bare plaster; walls and ceilings were then repapered or repainted (1991).

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

Two doors for the sunroom and office/nursery were missing and have been replaced with old doors similar to the others in the house (1991).

A closet in the sunroom was converted to book shelves and cabinet storage (est. 1950's).

A patio made from salvaged old bricks has been laid adjacent to the west side of the house (1990).

Most of the light fixtures have been replaced (1993-1995).

Landscaping has been partially revamped and includes a lily and perennial garden and an evergreen garden on the east side of the garage, an evergreen street planting east of the house, and various foundation and yard plantings (1993-1998).

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

Statement of Significance

The Charles and Naomi Bachmann home is an example of a 1920's Architects' Small House Service Bureau, Inc. Four Square pattern house with Classical Revival exterior elements and an interior which reflects the Craftsman architectural style. It is an extremely well preserved residence of the high quality of construction indicative of that movement. The house, as well as the detached garage, have undergone minimal change, which is evidenced in their masonry construction. The home, built for Charles Bachmann and his wife Naomi, was completed by 1929 and has been in continuous use as a residence.

Historical Background and Significance

The house currently standing at 401 South Walnut Street in Salem, Illinois was built by William "Bid" Morrow from a modified version of Plan # 6D2, copyrighted 1923, taken from a St. Louis, Missouri Globe-Democrat publication entitled "Help for the Man who wants to Build". This is a small homes plan book reprinted from articles entitled "Home Builders' Clinic", conducted by the Architects' Small House Service Bureau of the United States, Incorporated, which was controlled by the American Institute of Architects and endorsed by the Department of Commerce, U.S. Government, under Herbert Hoover. (1) The local builder increased dimensions from the original plan, slightly modified the roofline, omitted an interior porch, and created one additional upstairs room, while replicating the facade without question. The combination of beautiful proportions and an open plan, made versatile by French and swinging doors, resulted in a residence that is as admired and livable today as when it was built. The Mediterranean styling with classic details make it unique in the community. The square two-story brick plan is rendered even more imposing by its setting on a lot raised above street level. The home remains remarkably sound, insignificantly changed since it was constructed.

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

The property is located in Salem, Illinois, a Main Street Community and county seat, near the downtown area, four blocks south and one block west of the Marion County courthouse.

The Charles and Naomi Bachmann house is a Four Square pattern house with exterior Classical Revival elements including dentil molding, acanthus brackets, and a pedimented entry. These Classical Revival elements are drawn from past Greek architecture and lend the house a sense of elegance and longevity. The recessed entry and square plan can be associated with the Italian Renaissance style of architecture. These Neoclassical attributes are noted in eclectic homes of the early twentieth century. (2)

Built in the Craftsman era, the interior reflects that philosophy which rejected the excesses seen in the Victorian era, minimizing ornamentation, with rectilinear lines and a high quality of workmanship.

Pattern book houses enabled many citizens to benefit from architect designed homes. These houses embodied the American dream, making it possible for the average citizen to own a quality home. By providing a selection from which individuals could choose, neighborhoods developed with a diverse range of styles. Detailed instructions were provided to local builders. Owners and builders were encouraged to make modifications and to express their individuality. As builders began to establish subdivisions or housing colonies, they considered profitability and building efficiencies when selecting plans. Thus much of the individuality of pattern house communities was lost. (3)

The designs in the pattern book from which the Bachmann house design was selected are considered small, around six rooms, fitting with the general size of Four Square houses. It was recommended that an architect be engaged by the owner for homes larger than these. This particular design offered a second option, with arches above the facade windows and eliminating the wrought iron balconies.

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

Pattern houses were offered by plan services since the mid 1800's, largely due to the development of ballooning house construction, millwork standardization, and improved rail transportation from lumber mills to the building sites. (4)

Following the building lull during World War I was a large demand for housing and new construction. Aspiring small home owners with limited means could not afford the services of professional architects, so communities began to develop haphazardly with regard to the quality of home design and construction. Architects observed this trend and were bothered by it, feeling that perfecting a plan service offered a logical method for selling architecture and good design to the public.

Toward that end, a group of Minnesota architects formed the Architects' Service Bureau in 1919. National interest in their ideas and the work of Edwin H. Brown, a member of the Minnesota group and chairman of the American Institute of Architects' Committee on Small Houses, led to the formation of the Architects' Small House Service Bureau of the United States, Incorporated in 1920. At its national meeting in 1920, the American Institute of Architects, which did not generally ally itself with plan services, endorsed the Bureau and assumed its administration. The Minnesota group, which included several major architects in Minneapolis- St. Paul, became the Northwestern Division, one of thirteen planned regional offices, as well as the natural base for publicity and sales of plans. By limiting the available house plans to six rooms or less, the group hoped to offer good design to the populace without infringing on the business of architects, who were generally engaged in the design of larger homes for those who could afford them. The group hoped to foster an appreciation of good design and the value of architects' services. (5)

Participating Bureau architects designing the service plans received hourly wages instead of the usual royalties and were generally kept anonymous. Intent on providing good honest designs, while avoiding the excesses of Victorian architecture, members often relied on historic precedents and created styles with period revival elements such as the Classical Mediterranean Revival elements of the Bachmann house. Constrained only by the size and cost of the houses, the Architects' Small House Service Bureau produced

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CHARLES AND NAOMI BACHMANN HOUSE

Bachmann, Charles and Naomi, House
Salem, Illinois

more than four hundred house designs in a wide variety of styles, types, and materials, inspiring an appreciation of architecture and influencing builders and the public taste. (6)

Most prospective home owners ordering plans from the Bureau leaned toward the larger five and six room homes and requested that the houses cost less than \$6,000. (7) Although regional building costs varied, houses were generally constructed within this limitation. The cost of these plans ranged from \$18.50 for a three room house to \$36.50 for a six room house and included three sets of detailed blueprints, three quantity surveys, three sets of specifications, and two forms of contract agreements. Plans were offered on approval, and advisory services were also available. (8) The published cost estimate to build plan #6D2, from which the Bachmann house is derived, was \$9,000-\$11,000. (9)

Despite promotion in the weekly newspaper Builders' Clinic and subscriptions to the Small Home publication, it is estimated that of the eight million new homes constructed in the 1920's, probably fewer than five thousand were built with Architects' Small House Service Bureau plans. Maurice Flagg, the Bureau director since its start in 1920, resigned in 1927 on the eve of the Great Depression, which seriously hampered building in the 1930's. Less expensive mail-order house plan competitors such as Sears Roebuck also contributed to the diminished size and impact of the Bureau. In 1934, the American Institute of Architects re-thought its stance on association with a house plan service and withdrew its endorsement. In 1942, the Architects' Small House Service Bureau of the United States, Incorporated was officially dissolved. Most active in the 1920's, the Bureau played an important role in the national spread of multiple house types, indelibly influenced public appreciation of architect designed small homes, and contributed to the availability of sound housing for thousands of Americans. (10)

As Minneapolis served as the birthplace and headquarters for the Architects' Small House Service Bureau, the Minnesota Historical Society Library is home to the majority of its records and correspondence.

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Continuation Sheet**Section number 8 Page 11CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

The Charles and Naomi Bachmann house, built from one of the Architects' Small House Service Bureau plans, is of the Four Square type of building popular at the end of the Victorian era. Defining features of Four Square houses include the essentially square dimensions of the two story plans, with distinctive peaked roof lines. Many were designed with symmetrical facades and large front porches and often included dormers and a small attic window. The square plans were often of six rooms, a logical layout indicated by the shape of the plan. Four Square houses were economically efficient to build for the amount of floor space to be gained. Their simple shapes lent them to various styles of ornamentation such as the Classical Revival facets of the Bachmann house. Many Four Squares of this era also exhibited Craftsman workmanship and interior woodwork with little ornamentation.

The Charles and Naomi Bachmann house reflects the defining factors of Four Square houses. It embodies the Classical Revival elements often featured in the Architects' Small House Service Bureau plans, the efficiencies inherent in the Four Square style of building, the quality of workmanship typical of the Craftsman era, and the good interior and exterior design features employed by the Bureau architects in their affordable small house plans.

The house remains essentially unaltered since it was built in the late 1920's. There are several other Four Square homes in Salem, Illinois, most of which are located within a few blocks of downtown, but almost none are brick or as well preserved as the Charles and Naomi Bachmann house, indicated by the following list with noted observations.

302 South Walnut Street

Asbestos siding, awnings, porch on front may not be original. Now used as apartments. Addition to north side.

401 South Franklin

Asbestos siding, modified entry. Additions to north and west sides.

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

314 East Church

Synthetic siding. Entry does not appear to be original.

507 South Broadway

Synthetic siding. Carport and porch do not appear to be original. Other changes unknown.

400 North Washington

Alterations unknown. Appears to be in very poor repair.

420 North Broadway

Multiple additions, synthetic siding. Now used as H&R Block office.

1015 West Main

Synthetic siding, additions at back and side. Now used as gallery and clothing shop.

520 North Broadway

Stone and stucco exterior may not be original. Addition at side, other alterations unknown.

607 North Broadway

Synthetic siding. Porch at front may not be original.

519 East Main

Porch on front may have been added or enclosed, addition at back. Appears to be in poor repair.

521 East Main

Synthetic siding. Porch may have been added or enclosed, additions at side and back.

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CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

Charles Frederick Bachmann and his wife Naomi resided in the house from the time it was built until their deaths in 1967 and 1972, respectively. The residence is often referred to as the "Charley Bachmann house".

Charles Bachmann descended from a prominent family and was himself a significant member of the community. His father, Adam H. Bachmann, Senior, was born in 1845 in Saxony, Germany and immigrated to the United States in 1866 with three cents, settling in Lebanon, Illinois. After working as a cabinet maker, he then migrated to Salem, Illinois in the spring of 1868 and started the Bachmann Furniture Store. Charles "Charley" Bachmann later assumed operation of this business with his brother Frank; both were purported to be among the leading young business men in the county. (11)

Adam Bachmann, Sr. was president of both Salem National Bank and the Farmers' and Merchants Bank in St. Peter, Illinois. He owned extensive property, including nine farms in Marion County and land in other Illinois counties, including East St. Louis. According to Brinkerhoff's History of Marion County, Adam Bachmann, Senior was "the wealthiest man in Marion County" and a "pioneer in the development and progress of Marion County". (12)

Charles Bachmann followed in his father's footsteps, also providing civic leadership to the city and county. (13)

Charles and Naomi Bachmann were the original owners of this residence and lived there for approximately forty-five years. After Charles committed suicide in the sunroom in 1967 and Naomi passed away in 1972, Mr. and Mrs. Ellis Storment resided in the house. The Storments suffered from health problems, and the current owner purchased the property from them in 1989. (14)

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CHARLES AND NAOMI BACHMANN HOUSE

Bachmann, Charles and Naomi, House
Salem, Illinois

Notes to Section #8:

- (1) Help for the Man who wants to Build. St. Louis: the St. Louis Globe-Democrat, circa 1923-1929, front and inside front covers, pages 1 and 6. "Bid" Morrow's copy of this book is currently in the possession of Mr. Frank Brinkerhoff of Salem, Illinois, who obtained it with the builder's office effects. "Charles Bachmann" is written in pencil at the top of page 6 with plan #6D2.
- (2) McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1994, page 397.
- (3) Guter, Robert P. and Foster, Janet W. Building by the Book: Pattern-Book Architecture in New Jersey. New Brunswick: Rutgers University Press, 1992, pages 6 and 7.
- (4) Harvey, Thomas. "Mail-order Architecture in the Twenties", reprinted from Landscape, v 25, no. 3 (1981): 1-9, page 1.
- (5) Ibid., pages 1-3.
- (6) Ibid., page 3.
- (7) Ibid., page 9.
- (8) Jones, Robert T. Authentic Small Houses of the Twenties. New York: Dover Publications, Inc., 1987. (Republication of) Small Homes of Architectural Distinction: A Book of Suggested Plans Designed by the Architects' Small House Service Bureau, Inc. New York and London: Harper & Brothers Publishers, 1929, page 273.
- (9) Help for the Man who wants to Build. St. Louis: The St. Louis Globe-Democrat, circa 1923-1929, page 6.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 15

CHARLES AND NAOMI BACHMANN HOUSE

Bachmann, Charles and Naomi, House
Salem, Illinois

(10) Harvey, Thomas. "Mail-order Architecture in the Twenties", reprinted from Landscape, v 25, no. 3 (1981): 1-9, page 9.

(11) Brinkerhoff, J.H.G. Brinkerhoff's History of Marion County, Illinois. Indianapolis: B.F. Bowen and Company, 1909, pages 436-439.

(12) Ibid.

(13) Ibid.

(14) Salem Times Commoner, July 27, 1967; August 15, 1972.

United States Department of the Interior
National Park Service

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Continuation Sheet

Section number 9 Page 16

CHARLES AND NAOMI BACHMANN HOUSE

Bachmann, Charles and Naomi, House
Salem, Illinois

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Centralia Sentinel. "A House Befitting the County's Richest Man", September 5, 1982.

Guter, Robert P. and Foster, Janet W. Building by the Book: Pattern-Book Architecture in New Jersey. New Brunswick: Rutgers University Press, 1992.

Harvey, Thomas. "Mail-order Architecture in the Twenties", reprinted from Landscape, v 25, no. 3 (1981): 1-9.

Help for the Man who wants to Build. St. Louis: The St. Louis Globe-Democrat, circa 1923-1929.

Jones, Robert T. Authentic Small Houses of the Twenties. New York: Dover Publications, Inc., 1987. (Republication of) Small Homes of Architectural Distinction: A Book of Suggested Plans Designed by the Architects' Small House Service Bureau, Inc. New York and London: Harper & Brothers Publishers, 1929.

Larimer, D.W. & Son. "Abstract of Title for Lots 1 and 2 Block 6 Mills Addition to Salem amended to include 29 feet off East Side of Lots 7 and 8 Block 6 Mills Addition to Salem", 1825-1995.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1994.

Salem Times Commoner, July 27, 1967; August 15, 1972.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9, 10 Page 17

CHARLES AND NAOMI BACHMANN HOUSE

**Bachmann, Charles and Naomi, House
Salem, Illinois**

South Central Illinois Regional Planning and Development Commission. Historic/
Architectural Preservation Study: South Central Region. Salem, Illinois: South Central
Regional Planning and Development Commission, 1978.

Stonecipher, Frank. Personal interview with the nephew of Charles Frederick
Bachmann at the Wal-Mart store in Salem, Illinois, circa 1990.

Wright, John H. "Certified appraisal of 401 South Walnut, Salem, Illinois", 1995.

Verbal Boundary Description

Lots 1 and 2, and 29 feet off the east side of lots 7 and 8 in Block 6 in the Mills addition
to the city of Salem, Marion County, Illinois.

Verbal Boundary Justification

The nominated property encompasses the boundaries associated with the site of this
residency since 1918, according to the Abstract of Title.

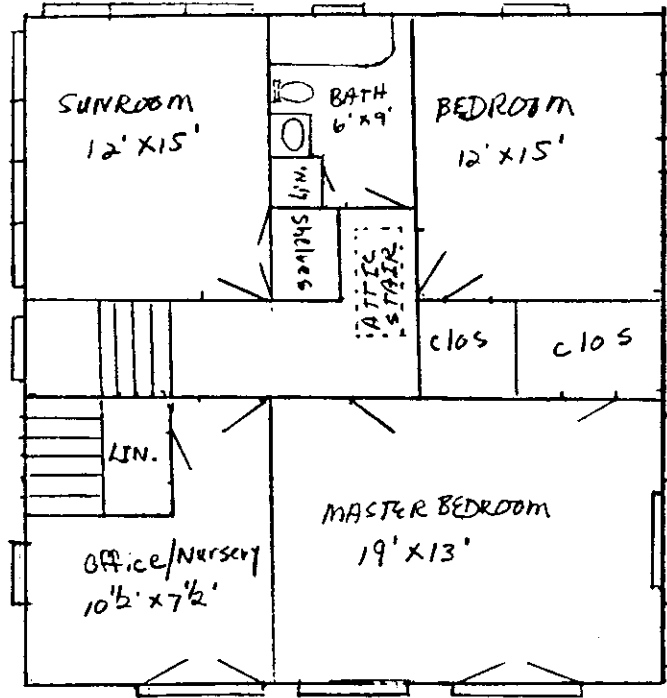
Bachmann, Charles and Naomi, House
 Current plan (not to scale)
 Jacquelyn Hayden 1/2001

Salem, Illinois

W

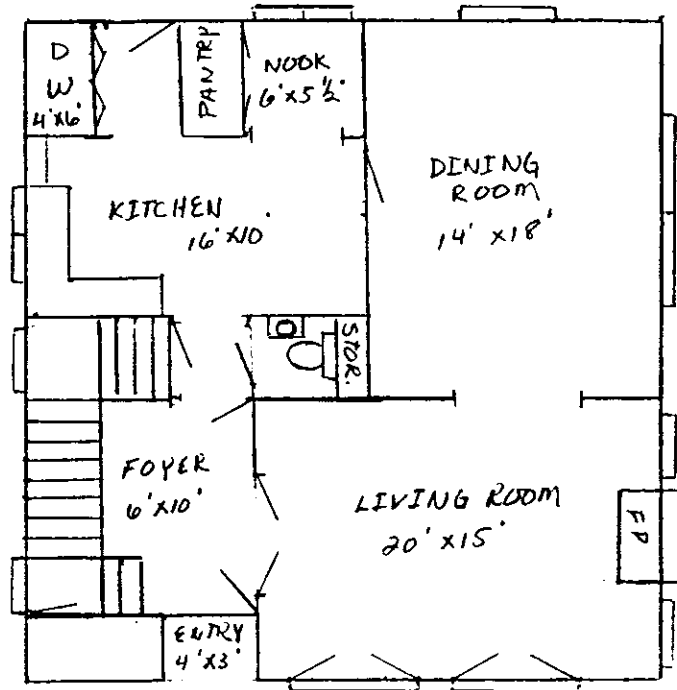
32'

Second
 Story



S

First
 Story



32'

E

HELP FOR THE MAN WHO WANTS TO BUILD

BEST WAYS TO BORROW MONEY TO BUILD HOME

Where home financing corporations have been organized, you usually can borrow about four-fifths of the value of your home. The balance, one-fifth, you must have saved.

The advantage of financing your home through a home financing corporation is that you are able to buy all labor and materials for cash, and thereby get the advantage of the lowest cash price along with many discounts that may be given for cash.

To Prevent Liens Against Property

The usual requirement of money lenders, who are making building loans where money is advanced to pay bills when due, is that the amount of money borrowed will be sufficient to complete the building of your home, to pay all bills for labor and materials and to prevent liens for labor and materials being filed against your property. In most states such liens would be prior to a first mortgage.

You are, therefore, that it is necessary for you to know quite definitely how much your home is going to cost before you begin your construction. The money lender will want to be sure about this. It is necessary for you to put your money in first, and the money lender will advance money for the payment of the bills as they become due, always holding back enough money so that the home can be completed and all bills for labor and material paid thereon.

Building and Loan Associations

Another source from which money may be obtained for home building is through the Building and Loan associations of the country. A recent report of the United States League of Local Building and Loan associations show a membership of over 6,000,000 and assets of more than \$3,000,000,000. These associations finance small dwellings. The average size loan is about \$4,000, and the amount loaned may be as high as 80 per cent of the value of the property—hence, the average value is approximately \$5,000.

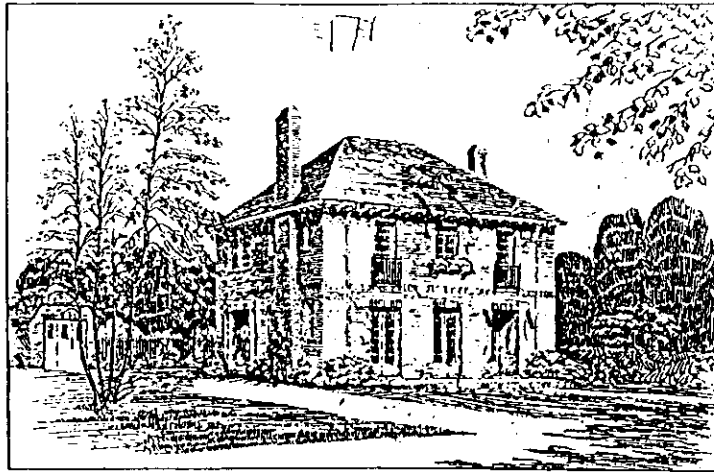
The method of operating by Building and Loan associations varies slightly in detail according to local conditions and the banking and homestead laws of the different states, but the fundamental principles are the same.

A Safe Financing Plan

A loan usually is paid up in about 12 years if the maximum time and minimum time is strictly adhered to, but the plan is such that the borrower can pay in full at any time without waiting for a particular due date.

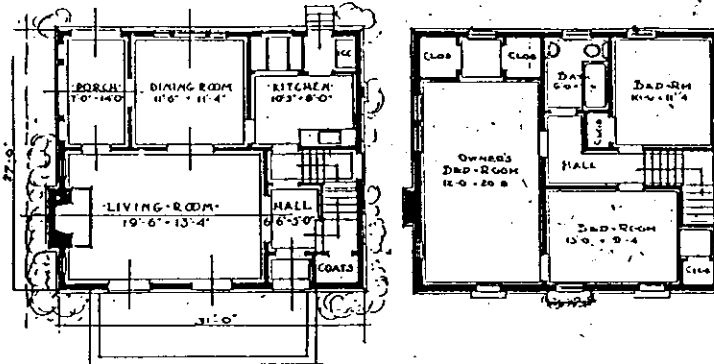
The interest charged by Building and Loan associations, ranging from 6 to 8 per cent, varies in different states. The usual payment in an 8 per cent association is \$1.17 per month per \$100 borrowed, which pays 50c on the loan and 67 cents interest, this being the minimum payment, but as much more can be paid as the borrower can afford, and as often as the borrower desires, thus reducing the loan in a shorter time and freeing the property of debt.

SIX ROOM SQUARE HOUSE OF BRICK



Copyright, 1923—Architects' Small House Service Bureau.

Plan No. 421.



BRICK has been used in the design of this home, in such a way as to bring out all the beauty of this material. The effect is an undefinable air of simple, quiet elegance. There is an appearance of comfort to this home that is fully carried out by the admirable arrangement of rooms and consideration for all the little conveniences of modern living.

It is a square house of simple, dignified, economical design. The roof lines are well adapted to tile or slate, but could be attractively covered with any other type of shingles.

Slightly projecting iron balconies, in the manner of French city houses, are placed at the two second story windows. French doors lead from the living room to the terrace.

The porch is included in the house, opening as it does from both living and dining room. It is almost a part of those rooms. It could easily be glazed and used as a sunroom.

The first floor contains three rooms, dining alcove and porch. On the second floor are three good bedrooms and bath.

A handsome fireplace is a feature of the living room.

The house is designed to face south or east, but can be reversed for other facings.

Copyright, 1923—Architects' Small House Service Bureau, Home Builders' Guide.

There is a full basement under the entire house. Cubic contents of the house are approximately 21,500 feet.

The cost to build this house, including heating, plumbing, lighting, painting, ready to live in, but not including wall decorations, should range between \$5,000 and \$11,000. In certain localities where costs are high, the highest figure quoted would be too low. In other localities, the lowest figure quoted would be more than sufficient. The range of \$1,000 is given to cover differences in the way the house is built, how thoroughly it is equipped and in what district it is erected.

EDITOR'S NOTE The plans for small homes are furnished by the Regional Bureaus of the Architects' Small House Service Bureau of the United States, Inc., an organization made up of the representative practicing architects from leading architectural offices throughout the United States. This bureau is controlled by the American Institute of Architects, and has the endorsement of the Department of Commerce, United States Government. It is practically a non-profit making public service, and has as its purpose the furnishing of a very complete and dependable small house plan service at modest cost. For information regarding the plans, prices and specifications, address the Home Building Editor of this paper. The United States Bureau maintains an information department to answer home builders' questions at no charge. Enclose stamped addressed envelope.

WHAT YOU MAY WANT TO KNOW ABOUT BUILDING

Questions addressed to the paper will be answered by the Architects' Small House Service Bureau of the United States, Inc., controlled by the American Institute of Architects and endorsed by the department of commerce, United States Government. Enclose self-addressed, stamped envelope for reply.

Q—Our plans call for a tile roof. We find that we cannot afford one and thought we would substitute wooden shingles and stain them red. The contractor tells us that the roof does not slant enough. How much should a single roof slant?

A—The angle of incline must be at least 30 degrees. That is to say, for every foot of horizontal projection, called the "run" of the roof, the vertical projection, called the "rise," must be at least 7 inches.

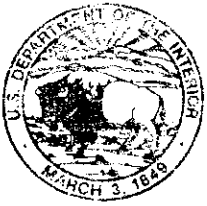
Q—My home is of gray colored stucco. It has become streaked and dirty. Is there some way of cleaning it? There are rust marks below the windows. What causes them?

A—Usually water turned onto a house from a hose will take off the dust and dirt blown onto it from the street. If this is not effective, the house should be cleaned with soap and lukewarm water and a brush. If there are certain discolorations which this scrubbing does not take off, try a dilute solution of muriatic acid, scrubbing it onto the stucco with a brush. Make certain that all the acid is washed off with clear water. If the stucco is rough, cleaning will be more difficult. The best way to brighten the house is to wash it with a thin stucco mixture, which may be tinted if the original stucco is tinted. The rust marks below the window sills come from the fact that there is not a proper drip to those sills. In other words, they are not made right. These marks may come off in the scrubbing process described above or covered up with the stucco wash.

Q—In financing the building of my home should the contractor get the first and second mortgages, taking care of the costs? If he takes the second mortgage would he be expected to exact a discount or bonus?

A—The contractor may supply all the money through first and second mortgages and take care of the discounts that are necessary on these two kinds of paper, or you can secure the first mortgage yourself and he can take care of the second mortgage. It may be that you will find it satisfactory to dispose of the second mortgage yourself. All these schemes are subject to your own wishes and what you think is to your best advantage. If the contractor takes the second mortgage, he undoubtedly would exact a bonus from you as a commission or discount. This is uniform practice. He is obliged to do this, as he would have to suffer this discount if he were to sell your paper to a third person.

This rendering of the Six Room Square House of Brick from the Architects' Small House Service Bureau is similar to the Charles and Naomi Bachmann House.



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

JUN 18 2001

Preservation Services

IN REPLY REFER TO:

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 343-1572, fax (202) 343-1836, regular or e-mail: Edson_Beall@nps.gov

Visit our award winning web site: www.cr.nps.gov/nr

JUN 8 2001

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 5/28/01 THROUGH 6/01/01

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

ARIZONA, MARICOPA COUNTY, Phoenix Indian School Historic District, 300 E. Indian School Rd., Phoenix, 01000521, LISTED, 5/31/01

ARIZONA, PINAL COUNTY, Grewé Site, Address Restricted, Coolidge vicinity, 01000565, LISTED, 5/30/01

CALIFORNIA, PLACER COUNTY, Woman's Club of Lincoln, 499 E St., Lincoln, 01000331, LISTED, 5/30/01

FLORIDA, BAY COUNTY, SS Tarpon (Shipwreck), 7.8 nautical mi. offshore Panama City, Panama City vicinity, 01000527, LISTED, 5/31/01

FLORIDA, BROWARD COUNTY, SS COPENHAGEN (shipwreck), Pompano Drop-Off S of Hillsboro Inlet, Pompano Beach vicinity, 01000532, LISTED, 5/31/01

FLORIDA, DADE COUNTY, HALF MOON (shipwreck), Outside Bear Cut off Key Biscayne, Miami vicinity, 01000531, LISTED, 5/31/01

FLORIDA, DIXIE COUNTY, CITY OF HAWKINSVILLE (shipwreck), Suwannee R. 100 yds S of Old Town RR trestle, Old Town vicinity, 01000533, LISTED, 5/31/01

FLORIDA, ESCAMBA COUNTY, USS MASSACHUSETTS--BB-2 (shipwreck), 1. mi. SSW of Pensacola Pass, Pensacola, 01000526, LISTED, 5/31/01

FLORIDA, MONROE COUNTY, SAN PEDRO (shipwreck), 1.25 mi. S of Indian Keys, Islamorada vicinity, 01000530, LISTED, 5/31/01

FLORIDA, ST. LUCIE COUNTY, URCA DE LIMA (shipwreck), 200 yds offshore Jack Island Park, N of Ft. Pierce Inlet, Ft. Pierce vicinity, 01000529, LISTED, 5/31/01

IDAHO, BONNER COUNTY, Olson, Charles A. and Mary, House, 401 Church St., Sandpoint, 01000566, LISTED, 5/30/01

IDAHO, MINIDOKA COUNTY, Empire School, 300 South 50 East, Rupert vicinity, 01000568, LISTED, 5/30/01 (Public School Buildings in Idaho MPS)

ILLINOIS, COOK COUNTY, Chicago Telephone Company Kedzie Exchange, 17 S. Homan Ave., Chicago, 01000594, LISTED, 5/30/01

ILLINOIS, LAKE COUNTY, Lake Forest Cemetery, 1525 N. Lake Rd., Lake Forest, 01000597, LISTED, 5/30/01

ILLINOIS, LAKE COUNTY, Paddock, Henry I., House, 346 Sheridan Rd., Winthrop Harbor, 01000596, LISTED, 5/30/01

ILLINOIS, MARION COUNTY, Bachmann, Charles and Naomi, House, 401 S. Walnut St., Salem, 01000598, LISTED, 5/30/01

ILLINOIS, RANDOLPH COUNTY, Piney Creek Site, Address Restricted, Campbell Hill vicinity, 01000601, LISTED, 5/31/01 (Native American Rock Art Sites of Illinois MPS)

ILLINOIS, RANDOLPH COUNTY, Piney Creek South Site, Address Restricted, Campbell Hill vicinity, 01000602, LISTED, 5/31/01 (Native American Rock Art Sites of Illinois MPS)

ILLINOIS, RANDOLPH COUNTY, Piney Creek West Site, Address Restricted, Campbell Hill vicinity, 01000600, LISTED, 5/31/01 (Native American Rock Art Sites of Illinois MPS)

ILLINOIS, RANDOLPH COUNTY, Tegtmeier Site, Address Restricted, Campbell Hill vicinity, 01000599, LISTED, 5/31/01 (Native American Rock Art Sites of Illinois MPS)

KENTUCKY, GREENUP COUNTY, General U.S. Grant Bridge, Ohio R.-Chillicothe and Second St., South Portsmouth, 01000560, LISTED, 5/31/01

LOUISIANA, ST. JAMES PARISH, Mather House, 5666 LA 44, Convent vicinity, 01000569, LISTED, 5/30/01 (Louisiana's French Creole Architecture MPS)

MICHIGAN, MASON COUNTY, Scottville School, 209 N. Main St., Scottville, 01000571, LISTED, 5/30/01

MICHIGAN, WAYNE COUNTY, New Amsterdam Historic District, 435, 450 Amstersam;440, 41-47 Burroughs;5911-5919, 6050-6160 Cass; 6100-6200 Second; 425 York, Detroit, 01000570, LISTED, 5/30/01

NEW YORK, ALBANY COUNTY, Newtonville United Methodist Church, Loudon Rd. at Maxwell Rd., Colonie, 01000580, LISTED, 5/30/01

NEW YORK, ALBANY COUNTY, Van Derheyden House, 823 Delaware Ave., Delmar, 01000582, LISTED, 5/30/01

NEW YORK, DELAWARE COUNTY, Skene Memorial Library, Main St.--Old NY 28, Fleischmanns, 01000576, LISTED, 5/30/01

NEW YORK, SCHOHARIE COUNTY, Gallupville Methodist Church, Factory St., Schoharie vicinity, 01000584, LISTED, 5/30/01

NEW YORK, SENECA COUNTY, Wilson, Aaron, House, 2037 Wilson Rd., Ovid, 01000577, LISTED, 5/30/01

NEW YORK, ST. LAWRENCE COUNTY, Childwold Memorial Presbyterian Church, Bancroft Rd., Piercefild, 01000585, LISTED, 5/30/01

NEW YORK, STEUBEN COUNTY, St. Ann's Federation Building, 38 Broadway, Hornell, 01000552, LISTED, 5/29/01

NEW YORK, SULLIVAN COUNTY, First Methodist Episcopal Church of Parksville, 10 Short Ave., Parksville, 01000575, LISTED, 5/30/01

NEW YORK, SULLIVAN COUNTY, Hebrew Congregation of Mountandale Synagogue, NY 55, Mountandale, 01000578, LISTED, 5/30/01

NEW YORK, ULSTER COUNTY, Jenkins--DuBois Farm and Mill Site, Jenkinstown Rd., Gardiner, 01000581, LISTED, 5/30/01

NORTH DAKOTA, WALSH COUNTY, State Bank of Edinburg, 300 Main Ave., Edinburg, 01000588, LISTED, 5/30/01

OHIO, CLERMONT COUNTY, Harmony Hill Dairy House, 299 S. Third St., Williamsburg, 01000592, LISTED, 5/30/01

OHIO, COLUMBIANA COUNTY, Diamond Historic District, Market and E. Sixth Sts., East Liverpool, 85003506, ADDITIONAL DOCUMENTATION APPROVED, 5/30/01 (East Liverpool Central Business District MRA)