

United States Department of the Interior
National Park Service

SENT TO D.C.
7/30/04

**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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional 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 **Taylor Apartments**

other names/site number

2. Location

street & number **117 South Grand Avenue West**

____ Not for publication

city or town **Springfield**

____ vicinity

state **Illinois** code **IL** county **Sangamon**

code **167** zip code **62704**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 X 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.)

Richard L. Galt / SLAPP
Signature of certifying official

7-29-04
Date

Illinois Historic Preservation Agency
State or 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 or other official

Date

State or Federal agency and bureau

American Indian Tribe

Taylor Apartments
Name of Property

Sangamon, IL
County and State

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

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
<u> 2 </u>	<u> 0 </u> buildings
<u> 0 </u>	<u> 0 </u> sites
<u> 0 </u>	<u> 0 </u> structures
<u> 0 </u>	<u> 0 </u> objects
<u> 2 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
Multiple Family Dwellings in Springfield, Illinois

Taylor Apartments
Name of Property

Sangamon, IL
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)
DOMESTIC: Multiple Dwelling

Current Functions (Enter categories from instructions)
DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Six Flat

Materials (Enter categories from instructions)

Foundation **Brick**

Roof **Tar**

Walls **Brick**

other **Limestone**

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

Taylor Apartments
Name of Property

Sangamon, IL
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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Areas of Significance (Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance **1916**

Significant Dates **N/A**

Significant Person (Complete if Criterion B is marked above) **N/A**

Cultural Affiliation **N/A**

Architect/Builder **Unknown**

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

Taylor Apartments
Name of Property

Sangamon, IL
County and State

9. Major Bibliographical References

(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 # _____

Primary Location of Additional Data

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

Name of repository

Illinois State Historical Library, Springfield, IL

10. Geographical Data

Acreage of Property **Less than 1 acre**

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	16	272570	4407527	3	_____	_____
2	_____	_____	_____	4	_____	_____

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.)

Taylor Apartments
Name of Property

Sangamon, IL
County and State

II. Form Prepared By

name/title **Jeffrey M. Schukai**

organization

date **March 2004**

street & number **117 South Grand Avenue West #3W** telephone **(217) 553-3041**

city or town **Springfield**

state **IL**

zip code **62704**

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 the SHPO or FPO.)

name **David Starrett**

street & number **117 South Grand Avenue West #1W** telephone **(217) 753-2606**

city or town **Springfield**

state **IL**

zip code **62704**

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 the 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 Project (1024-0018), Washington, DC 20503.

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(8-86)

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Taylor Apartments

Description

The Taylor Apartments, located at 117 South Grand Avenue West, is a three-story, brick six flat apartment building. The building is set back from the street some fifty feet and surrounded by other residential properties and businesses. It is flanked on either side by what were single-family dwellings that have since been converted to multiple-family dwellings. The footprint of the Taylor Apartments is that of an H-shape created by the projecting paired porches in the front and the long narrow light well at the rear. All of the original wood windows are intact.

Front Elevation (South)

The façade of the Taylor Apartments is divided into three parts. The entrance is centrally located and slightly recessed from the bays on each side. The second and third floor levels above the entrance each have one window. All of the wood windows on this elevation have four-over-one glazing. The street level entrance on the front façade has been enclosed by a glass and aluminum door and frame with a small permanent awning post construction to provide shelter for the mailboxes and tenants alike. The projecting bays on either side of the entrance are enclosed porches with brick pillars. These large sunrooms at one time may have been open porches. In the oldest available photograph of the property, from the 1950s, the porches are enclosed with vertical crank windows. The current windows on the porches are in groups of three on the front and one on each side and are of modern materials and are one-over-one with double sashes. The apartment, while simple in design, has patterned brick-work and limestone belt courses and window sills. The patterned brickwork above the front entrance has limestone accents on the corners.

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East and West Elevations

The east and west elevations are identical. On each floor of either elevation, the windows from front to back are grouped in the sequence of one triple window, followed by one paired window, followed by three individual windows. The triple windows consist of a one-over-one double sash flanked by a three-over-one double sash. The paired windows are four-over-one and the single windows at the rear of the side are all one-over-one. The foundation has small wood awning windows that provide light for the basement level. These windows are a mix of both top-hinged and fixed panes.

North Elevation

The back of the building has six porches for each unit that rise to each floor with a reversing staircase in the center, all constructed of wood and enclosed with wood lattices. Off of each porch there is an entrance to the rear of the apartment and a single window to the back bedroom. The porches and steps are believed to be original; the wood porch supports may have been replaced over time and the lattice enclosure is a later addition.

The light well is located in the center of the back wall and provides access to the partially submerged basement. The windows in the light well are all wood frame, double-sash with one-over-one lights. At the basement level there are two doors in the light well that lead into the building. The westernmost door opens to the laundry room and storage lockers and the easternmost door opens to a workshop used by the landlord.

Garage

The three-car brick garage sits at the northwest corner of the lot and faces east. It has a

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Taylor Apartments

parapet with tile coping on three sides and a slanted roof, for drainage, clad with gray rolled tar paper. The garage is believed to have been built when the apartments were constructed and is a contributing building.

Interior

The main outer entrance door opens to a small vestibule containing mailboxes and a second door that opens to the foyer. The door opens onto a central foyer with original stained-oak baseboards, chair rail, and molding. The floor in the foyer is detailed in small black and white tile original to the building. The dog-leg staircase in the foyer ascends half a flight to the first floor apartments and descends half a flight to the laundry room and original caretaker's apartment. The staircase is arranged in the style of turn-back half flights and is detailed with oak balusters and newel posts that are square in section. Each landing between the floors contains a window that is centered above the front entrance and faces the street.

There are a total of six apartments in the building with two units on each floor, located directly across the hall from one another. All of the units are identical; those on the east side of the building are mirror images of the west-side apartments across the hall. The following is a description of a typical west-side apartment: The front door to each apartment is a glazed wood-frame door with fifteen lights, three across and five down. This door opens to another small entrance hall adorned with oak chair rails, molding, baseboards, and floors. There is also a closet located to the left upon entering. At the end of the short hallway is another glass panel door identical to the first that opens to the main living space.

The second door opens to the living room on the left and the dining room on the right.

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These spaces are spaces visually separated by two, four foot tall, built-in bookshelves on either side of the room. As well as this oak pilasters and an oak ceiling beam help to create a division between the spaces. The living room contains the set of three windows visible from the outside. There are two rooms off of the living room that are accessed by glazed doors identical to those in the entryway. The office, or study, is separated from the living room by a set of French doors on the left. The sunroom is likewise separated by an identical single door. All of these spaces are adorned with the same stained oak detail as previously described.

The dining space is located to the north of the entryway, adjacent to the living room and contains the paired windows as seen from the outside. The dining room and living room are separated by pilasters and a ceiling beam that rise from the top of the identical built in cabinets. The cabinets contain glazed doors with three over three lights. Directly past the dining room is the kitchen followed by a butler's pantry. The kitchen is finished in all yellow pine cabinetry with two large built-in cabinets with glazed doors on the left and a small closet on the right. The butler's pantry contains more built-in oak cabinets with a small counter and glass doors on a large cabinet. The kitchen contains two double-hung windows and the pantry contains one. To the left of the dining room is a small hallway that provides access to a bedroom on the north and south side and a bathroom off of the center. All of the floors in this part of the dwelling are of maple. The entrance to the bathroom is directly across the hallway entrance of the dining room. The bedrooms of are equal proportion and contain the same moldings and baseboards as the rest of the apartment, but in the same yellow pine as the kitchen. Each room is also equipped with one closet each of different size. The bathroom contains a built-in cabinet in the southeast corner and the floor is finished in white tile typical to the style. Some of the original light fixtures are still present and can be found in the front hall entryway, the sun-porches, and on the walls in the bedrooms.

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Taylor Apartments

The Taylor Apartments have sufficient integrity for listing in the National Register of Historic Places. It has had few alterations since its construction in 1916. The original wood windows have been retained and the original footprint is intact. Very little has changed on the exterior; the front porch and the sunrooms were enclosed probably during the 1950s but do not detract from the property's integrity. The interior has also experienced little change; the original floor plan is intact as are the plaster walls, wood floors, doors and trim, tile floors, and much of the built-ins.

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Taylor Apartments

Significance

The Taylor Apartments are eligible for listing in the National Register of Historic Places under Criterion A for community planning and development. They are locally significant for their association with Springfield's early apartment boom as defined in the multiple property document (MPD) form, *Multiple Family Dwellings in Springfield, Illinois*. The apartments are also eligible under Criterion C as an example of the six-flat property type as defined in the registration requirements of the MPD.

Between 1900 and 1920 the six-flat became one of the most popular types of apartment construction in the city. After the turn of the century the population of Springfield began to expand exponentially. Most of the new residents to Springfield were the young urban professionals of the day. These were people without large families, had no roots in the community, and often no plans to stay for a great length of time. Between 1909 and 1915 the population of Springfield increased more than 51% and the city limits were expanded by several square miles. With the introduction of streetcar lines to the newer segments of the city, property values continued to increase. Because of this property owners found it more profitable to build and rent multiple-family dwellings than single-family ones.

The majority of apartment buildings built during this time was either two, four, or six flats and were built near to the downtown area. Starting to the north these apartments would eventually proliferate to the point where they were being seen all around the city proper. Mainly consisting of these three main types the apartment would become an accepted mainstay of the cityscape and would lose the stigma of being bad for the family and society as a whole.

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Apartment construction would also take place in three distinct clusters in the city of Springfield up to the late 1930. The smallest of these clusters was the Enos Park area, located to the north of the downtown business district. The second area was centered west of Second Street around Washington and Monroe Streets in what is today the Historic Westside Capitol neighborhood. This area contained more apartments than did Enos Park, but only moderately so. The largest area of development would take place to the south of the downtown business district and was enclosed on the west by Second Street and on the east by Eighth Street. Today this area is referred to as the Aristocracy Hill Neighborhood. The majority of construction that would follow led out of the downtown area along the streetcar lines of South Grand Avenue toward the very popular Washington Park area. (Lubbe Apartments) It was along here that Dr. Percy L. Taylor began the construction of his apartments in 1916.

The Taylor Apartments first appears in the City Directory in 1917 and lists Dr. Taylor as the owner and a tenant. At the time there was only one other resident listed; it is not known whether he was the caretaker or a tenant. The following year the apartments were listed with seven occupants, six tenants and a caretaker. Dr Taylor retired from his position as City Physician in 1916 and appears to have built the apartments as an income property to supplement his retirement. Prior to this time Taylor lived at the address of 105 South Grand Avenue West, just two lots east of his building. This structure is still standing and is currently occupied by Mary Lou Flower Shop.

Since its construction, the Taylor Apartments have been continuously used as rental property. It is significant as a good local example of the six-flat apartment as defined multiple property document (MPD) form, *Multiple Family Dwellings in Springfield, Illinois*, and while there are no defining architectural features on the exterior, the interior features show Arts and Crafts influence and it compares favorably with other examples of

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this type. The building is important for its associations with the development of the City of Springfield, the western expansion of the city toward Washington Park, and the history of the construction of multiple family dwellings within the city.

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Bibliography

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Holt, Priscilla. 1986. *Illinois Record of Landscape Architecture: Resource Survey and Evaluation Washington Park, Springfield.*

Mansberger, Floyd, and Stratton, Christopher. *The Architectural Resources of The Aristocracy Hill Neighborhood Springfield, Illinois.* Springfield, Illinois: Fever River Research, September 2003.

Mansberger, Floyd, and Stratton, Christopher. *The Architectural Resources of The West Side Capitol Neighborhood Springfield, Illinois.* Springfield, Illinois: Fever River Research, March 1998.

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Tess, John M., Mawson, Robert L. 1996. *Middle Class Apartment Buildings in East Portland: Townhouse Apartments designed by Ewald T. Pape in Portland between 1920 and 1945*. National Register of Historic Places Multiple Property Form.

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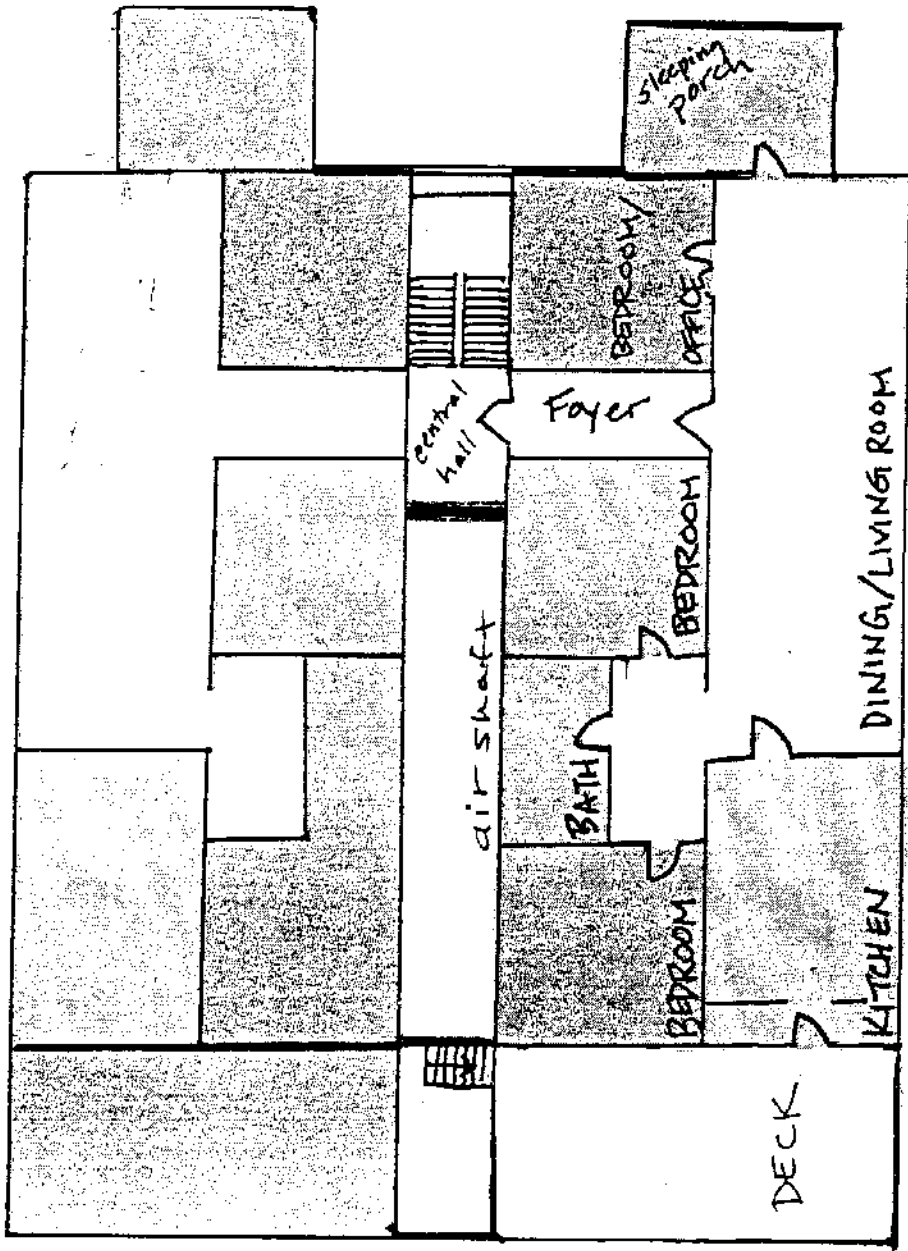
Taylor Apartments

BOUNDARY DESCRIPTION

The boundary description of the Taylor Apartments is as follows: the west 33.60 feet of lot 4 and all of lot 5 in Block 2 of C.M. Smith's Addition to the City of Springfield.

BOUNDARY JUSTIFICATION

The boundary includes the apartments, the garage, and the land historically associated with it.



Taylor Apartments
Typical Floor Plan



Illinois Historic
Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

MEMORANDUM

TO: The Honorable Timothy Davlin, Mayor of the City of Springfield
Ed Russo, Historic Sites Commission

FROM: Amy Easton, Assistant Coordinator, National Register and Survey *AHE*

DATE: April 16, 2004

SUBJECT: Preliminary Opinion on the Multiple Property Documentation Form
entitled "Multiple Family Dwellings in Springfield, Illinois" and the
Taylor Apartments, Springfield, Illinois

The Multiple Property Documentation Form entitled "Multiple Family Dwellings in Springfield, Illinois" meets the National Park Service Standards for Registration. The form accurately and completely discusses the historic context and significance of multiple family dwellings in Springfield from 1896, the year the Enos Flats were built until 1958, the year the Town House was completed. Enos Flats is the oldest known extant example of multiple family dwellings in Springfield, whereas the Town House is the last large-scale luxury apartment building constructed in Springfield's older neighborhoods. Specifically, the Registration Requirements section of the form correctly presents information on two Criteria – A and C. Criterion A reflects the history and development of multiple family dwellings in Springfield and Criterion C reflects the distinct building types and architectural styles of multiple family dwellings in the city. The Multiple Property Documentation Form also establishes the level of integrity required for listing.

The Taylor Apartments located at 117 South Grand Avenue West is locally significant as and is eligible for listing under Criterion A for its association with the development of multiple family dwellings in the city and under Criterion C for architecture as a good example a six-flat apartment. The period of significance is 1916, the year the apartments were completed. The Taylor Apartments retain sufficient integrity to convey its architectural and historical merit.

ALASKA, MATANUSKA-SUSITNA BOROUGH-CENSUS AREA,
Tryck, Blanche and Oscar, House,
North Knik St., bet. the Parks Hwy/Alaska RR and E. Horning Ave.,
Wasilla, 04000968,
LISTED, 9/15/04

ARIZONA, YAVAPAI COUNTY,
Mountain States Telephone and Telegraph Exchange Building,
116 N. Marina St.,
Prescott, 04000512,
LISTED, 9/16/04

ARKANSAS, PULASKI COUNTY,
Herschell--Spillman Carousel,
War Memorial Park midway,
Little Rock, 89002065,
ADDITIONAL DOCUMENTATION APPROVED, 9/14/04

FLORIDA, BAY COUNTY,
Latimer Cabin,
NE Powell Lake,
Panama City Beach vicinity, 04000972,
LISTED, 9/15/04

FLORIDA, LAKE COUNTY,
Harper House,
17408 E. Porter Ave.,
Montverde, 04000969,
LISTED, 9/15/04

FLORIDA, MARTIN COUNTY,
Stuart Welcome Arch,
Bet. 2569 and 2390 NE Dixie Hwy,
Jensen Beach, 04000971,
LISTED, 9/15/04

ILLINOIS, COOK COUNTY,
Montgomery, John Rogerson, House,
15 Old Green Bay Rd.,
Glencoe, 04000974,
LISTED, 9/15/04

ILLINOIS, COOK COUNTY,
Wrightwood Bungalow Historic District,
4600 and 4700 Elks of W. Wrightwood Ave.,
Chicago, 04000975,
LISTED, 9/15/04
(Chicago Bungalows MPS)

ILLINOIS, SANGAMON COUNTY,
Taylor Apartments,
117 S. Grand Ave. W,
Springfield, 04000976,
LISTED, 9/15/04
(Multiple Family Dwellings in Springfield, Illinois MPS)

KANSAS, SEDGWICK COUNTY,
Bowers House,
1004 North Market,
Wichita, 04000973,
LISTED, 9/15/04

LOUISIANA, VERNON PARISH,
Kurtz, Joseph H., Jr. House,