

United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Marquette Apartments

other names/site number 701 Main Street

Name of Multiple Property Listing NA

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

2. Location

street & number 701 Main Street not for publication

city or town Peoria vicinity

state Illinois county Peoria zip code 61602

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria: ___ **A** ___ **B** ___ **C** ___ **D**

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

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

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

Signature of commenting official Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

Signature of the Keeper Date of Action _____

Marquette Apartments
Name of Property

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5. Classification

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

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

Category of Property
(Check only **one** box.)

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

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

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC-multiple dwelling (apartments)

COMMERCE/TRADE-specialty stores

Current Functions
(Enter categories from instructions.)

DOMESTIC-multiple dwelling (apartments)

COMMERCE/TRADE-specialty stores

7. Description

Architectural Classification
(Enter categories from instructions.)

EARLY 20TH CENTURY AMERICAN-

Commercial style

Materials
(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Built-up/rubber/tar

other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

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

Narrative Description

Exterior

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

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

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

There are four types of windows in the principal façades. Large divided sheets of glass with metal frames constitute the storefront fenestration. These are not original windows, but the spaces they occupy between bulkheads and transoms have not been altered. Second are the transoms above each storefront window. There is one transom per bay and each transom is divided into four equal parts except for two bays used as entrances for a total of fifty-six panes of glass. The glass is ribbed horizontally to diffuse light. Six panes are missing and two more have been damaged. The wood frames are original. Bathroom windows are the third type. Almost all are one-over-one wood sash, but there are also a few that are six-over-one indicating the original

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appearance. Finally, each apartment has one tri-partite, wood sash, one-over-one. The center window in each is about fifty percent wider than the two flanking windows, but unlike a true Chicago window the center sash is not fixed. Window units occur in rhythmic groupings of two bathroom windows, then two living room windows, presumably so that bathroom plumbing can be back to back in each pair of apartments. There are metal grilles measuring about two feet square in the wall above the third floor windows to ventilate a very shallow attic space.

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

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

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

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

Interiors

The interiors of the second and third floors are identical (Figure 1). The plan provides seventeen dwelling units on a double-loaded corridor on each of the two floors. All units are one-room, or

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

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studio, apartments of more or less equal size, with an average of 433 square feet and a ceiling height in excess of eight feet. The floor plans for thirty of the units are in mirrored pairs to accommodate back-to-back plumbing. Units on the Perry Avenue/alley end are deviate somewhat from the typical units because of the angled property lies. The two second and third floor units at the Perry Avenue and Main Street corner have an extra set of windows and Juliet balconies, but they have less square footage than the less-well-lighted neighbors.

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

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

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

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

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

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

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Setting

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

Alterations

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

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

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1924

Significant Dates

1924

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation (if applicable)

NA

Architect/Builder

HEWITT & EMERSON, architects

V. JOBST & SONS, builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

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

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Peoria is named for one of the tribes of the Illinois Confederacy. Although there are different spellings of the word in the literature of the eighteenth and nineteenth centuries there is no certainty as to its meaning. There is even no certainty as to whether it is derived from Algonquin, proto-Algonquin, or some other archaic Native American tongue.¹ Whatever its meaning, the name is now applied to this Illinois' city with a population close to 119,000 people, the seventh most populous in the state.² For over one hundred years, however, it had been the state's third largest city and the industrial, commercial, and mercantile powerhouse of the Illinois River Valley, growing southward downstream and spilling over the bluffs into the uplands. The floodplain here forms a dry terrace sloping up to the base of eighty-foot-high bluffs. All this plus a generous ravine giving access to the prairie above made it very good place to build a city.

Developing Peoria's Urban Context

Peoria is arguably the oldest community in Illinois continuously inhabited by European Americans. Henri de Tonti, officer of Robert Cavalier sieur de LaSalle's expedition constructed Fort Crèvecoeur in 1673 on the left bank of the Illinois River at a location yet to be re-discovered. During the colonial period and the early national period *couriers du bois*, trappers and woodsmen, built small settlements at this place below the great bend of the river. Here the United States government erected Fort Clark. Here the river could be crossed and goods exchanged. These settlements came and went according to which government—French, British, or American—controlled the territory. After a six-year period of abandonment, a group of nine settlers established the permanent American settlement called at the time Fort Clark in recognition of an earlier US military presence. In 1825 the name was changed (apparently by the US postmaster) to Peoria, the eponymous name of the county that was also created then.³

Following the traders and river men the first permanent American settlers established the village of Peoria in April, 1825. Rapid growth occurred with the opening of lead mining in the Galena region lying to the northwest. One of the principal land routes connecting Galena to the rest of the state passed over the ferry and trade center located at Peoria. The Peoria-Galena Trail made its way up from central Illinois. In 1833 it became a state route. Most of it remains,

¹ Edward Callary, *Place Names in Illinois*, (Chicago: University of Illinois Press, 2009), p. 273.

² <http://www.census.gov/quickfacts/table/PST045215/1759000,17>, accessed April, 2016.

³ Charles B. Balance, *The History of Peoria, Illinois*, (Peoria: N.C. Nason, 1870), p. 46.

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whether as US highway, city thoroughfare, or county road.⁴ Main Street in Peoria, on which the Marquette Apartments are located, is part of the old Galena Road. The locations of state roads and river crossings determined the place for the original town plat, which would later be taken over by the central business district as the town grew into a city of neighborhoods. The location and type of residence that was the Marquette Apartments was the result of neighborhood differentiation and evolution. The building was designed and built for a particular place for a particular purpose.

By the mid-1920s the central business district had squeezed out most single-family housing. Ample numbers of houses remained, but most had been turned into rooming houses or to uses quite different from their builders' intent. A small number of manufactories remained downtown, especially near the river front, but for the most part the downtown buildings of the 1920s were for businesses, government (federal, state, and local), banking, entertainment, department stores and hotels. As such enterprises grew, the size of the structures that housed them grew as well. By the 1920s there were enough large and tall buildings to make Peoria a true city by any definition: the Central National Bank Building (1914), the Chase Bank Building (1917), City Hall (1899), Commerce Bank Building (1920), Hotel Pere Marquette (1927), Commercial National Bank Building (1926), Jefferson Building (1910).⁵ Starting around 1840 and continuing into the twentieth century the land parallel to the river and immediately south (downriver) of the city center began developing as the industrial, warehousing, and transportation zone, a dominance lasting well beyond World War II. In this neighborhood streets had been laid out to accommodate housing, but need for land on the river for transportation and industrial purposes drove out housing. Working class people moved further south and towards the base of the bluff while the middle and upper classes moved to the north side of the city center.⁶ The streets there ran parallel to the river, set back from the shoreline industries and railroads. The north side bluffs are closer to the river and leave space for only six streets to accommodate the residential zone. In the later part of the nineteenth century the city's middle and upper-middle classes built new homes there for themselves. These buildings ranged from plain middle class frame homes to substantial mansions executed in fashionable high styles, as described in documentation for the Peoria North Side Historic District.⁷

One of the more important additions to Peoria's urban landscape was the establishment in 1877 of St. Francis Medical Center in the broad ravine descending the bluff at the upper end of Main Street. As a major institution the hospital had a significant effect on that portion of the city, then as now. By the first decade of the twentieth century the hospital occupied a large building for patient care plus ancillary buildings for physical plant and administrative support.⁸ In those portions of the central business district and the north side nearest the growing hospital many apartment buildings of several types were built to house the growing number of workers for the hospital and downtown stores and offices. There was a high-density cluster of apartment buildings between the downtown, the hospital, and the north side. Marquette Apartments is the only surviving apartment building downtown and the only apartment building of its type remaining.

⁴ John Clayton, *The Illinois Fact Book and Historical Almanac, 1673-1968*, Carbondale: Southern Illinois University Press, 1968), p. 348; James M. Rice, *Peoria City and County Illinois*, (Chicago: S.J. Clarke Publishing Co., 1912), pp. 135-143.

⁵ <http://www.chicagoarchitecture.info/Architecture/1/3731/Downtown-Peoria/CAI.php>, accessed April, 2016

⁶ National Register of Historic Places, "Peoria Warehouse Historic District," Peoria, Peoria County, Illinois, Ref. #80001403., Sec. 7, pp. 2-4.

⁷ *Ibid*, Sec 7, p .3.

⁸ <https://www.osfhealthcare.org/saint-francis/>, accessed April, 2016.

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New Buildings for New Needs

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Such were the conditions surrounding the corner of Perry Avenue and Main Street in the early 1920s. The purpose of Marquette Apartments was to provide inexpensive housing for downtown workers. It lay on a prominent corner in an odd-shaped lot hemmed in by other two and three story commercial buildings. It was built in 1924 by the construction company V. Jobst & Sons following Hewitt & Emerson's designs for the Main & Perry Building Corporation, of which Herbert Hewitt was an officer.⁹ The building was a response to the need for a new kind of housing for modern life for office and white-collar workers. It provided inexpensive housing for the increasing number of downtown office workers, shop clerks, department store clerks, and other types of white collar employees found in the nearby federal building, county buildings, insurance companies, shops, and banks. Whereas industrial workers tended to reside in neighborhoods adjacent to industrial districts, so white collar workers desired to live near the office buildings in which they worked. The Marquette was planned for just those people. Sampling the occupancy of the Marquette for a few years from local city directories shows that its residents were single women and single men who worked in department stores and offices, a few married couples, and a few widows. In recent years it has served for single resident occupancy, but at present it is completely vacant.

Architect and Contractor

The firm Hewitt & Emerson (later Hewitt, Emerson, & Gregg) designed about 400 buildings between 1907 and 1938. Nine of their buildings are listed in the National Register. The three most imposing of those listed in Peoria include the Hotel Pere Marquette, the Grand Army of the Republic Hall and the Commerce Bank (originally Peoria Life Insurance Company Building). Herbert Hewitt was born in Bloomington, Illinois, and was graduated from high school in Peoria. He attended the University of Illinois, but received his BS degree in architecture from the Massachusetts Institute of Technology in 1897. He worked in Chicago for a year then returned to practice in Peoria where in 1909 he formed a partnership with Frank Emerson. Frank Emerson, the chief design partner, studied architecture at the University of Illinois, MIT, and the École des Beaux-Arts, the results of which were the execution of many classically-influenced designs.¹⁰ The Marquette Apartments, however, are an interesting departure from classicism into modernism. Why this occurred, especially since the firm also did the high-rise New Hope Apartments in Peoria with a decidedly classical appearance, is uncertain; most likely it was an economic decision.

The general contractor V. Jobst & Sons was a Peoria-based business operating from 1859 to 1984 when it was dissolved following bankruptcy. During the course of its history management was always in the hands of the descendants of Valentine Jobst. The firm built buildings in several Midwestern states. Projects included post offices, factories, county courthouses, four buildings on the University of Illinois campus, the Illinois Supreme Court building and the great power plant on the Illinois River at Peoria (since demolished). The firm built many of Hewitt & Emerson's designs including the National Register listings for the Pere Marquette Hotel, the Pekin Post office, and the Commerce Bank Building. Valentine Jobst, Jr.

⁹ *Peoria Evening Star*, August 10, 1923; "Permits Issued, ledger, Department of Buildings, City of Peoria, at Peoria Public Library. There was no newspaper announcement for the building's opening, but its first appearance in city directories was 1925. *Peoria City Directory, 1925*, (Peoria: Leshnick Directory Co., 1925), p. 924.

¹⁰ https://en.wikipedia.org/wiki/Hewitt_%26_Emerson, accessed April, 2016; James M. Rice, *Peoria City and County, Illinois*, 2 vols. (Chicago: S.J. Clarke Publishing Company), p. 661.

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was the president of the company for the construction of the Marquette Apartments, which was under construction at the same time as the Pere Marquette Hotel.¹¹ The contractor's client for the construction was the Perry and Main Building Corporation, which had Herbert Hewitt and the president.

Apartments in the United States and Peoria

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

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

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

Once apartment living became acceptable apartment buildings were constructed in different types and styles, for instance, tenements, luxury flats, or apartment hotels, aimed at particular renters. There is no documentation for tenements or apartment hotels existing in Peoria; much of Peoria's lower-end rentals were accommodated in conversions of large single-family homes to multi-unit apartment houses. The heavy classical columns and ornamental iron railings embellishing the extant Woodlawn Apartments could be considered "luxury." It is from the between-war period, and located at 107-109 NE Roanoke in the opulent West Bluff Historic

¹¹ <http://www.bizapedia.com/us/V-JOBST-SONS-INC.html>, accessed April, 2016; Balance, p. 790.

¹² "Changes in the Urban/Rural US Population," www.elderweb.com, accessed June, 2016.

¹³ Jeff Shukai, "Multiple Family Dwellings in Springfield, Illinois, 1896-1958," National Register of Historic Places Multiple Property Documentation Form, July 29, 2004, Sec. E, pp. 1-3.

¹⁴ *Ibid*, p. 3.

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District, listed in the National Register in 1976 (Fig. 5). It has nine one-bedroom apartments on three floors in the fashion of the modest “Eastern flats” type. (See discussion in Survey and Comparison, below.)

By the mid-1920s notions of the City Beautiful movement arrived in Peoria. Although civic leaders did not succeed in promulgating a plan until 1927, modern ideas of apartment housing, traffic flow, and the development of the central area had already been expressed in brick and mortar.¹⁵ In the central area many large single-family homes remained, principally to the north and east of the downtown. Many would be sub-divided into inexpensive apartments or rooming houses, especially after the onset of the Depression. Traffic management had begun with the installation of Peoria’s first traffic light at Perry Avenue and Main Street in July, 1924, two weeks before construction began on the Marquette Apartments on the same corner. Construction of modern multiple family housing was well under way as well. Within a year either side of the construction period for the Marquette Apartments there were at least six other apartments buildings under construction in the central area, one of which was another Hewitt & Emerson/V. Jobst & Son project.¹⁶

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

Survey and Comparison

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

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

The second type has one or two units per floor on several floors. It can be represented by one unit on top the other as a simple two-flat, and they can also be adjoined continuously to produce apartment blocks. Since these buildings typically do not have elevators they are not more than three, sometimes four, stories. Because this type was developed in the eastern United States they were called Eastern flats (Figs. 5, 6, and 7).¹⁷

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

¹⁶ Apartments opening between 1922 and 1925 include the Wakefield Apts. (1922), 1019 Hamilton Blvd.; the Hamilton Boulevard Apts. (1925), 920-928 Hamilton Blvd.; Iben Apts. (1925) 328 Moss Avenue; the Royal Apts. (1922), 400-406 College Avenue; and the Knox Villa Apts. (1925), 508 Knoxville Rd. Hewitt and Emerson’s other building was built in 1923 at Main Street and Glendale Avenue Stringham, notes from 1920-1926.

¹⁷ Shukai, p. 6.

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The Marquette Apartments represent a third type: mixed-use multi-story building. Such buildings are modernist solutions to housing in burgeoning commercial centers. First-floor commercial space provided services for people in the central business district and housing for workers in the urban economy. It differs from the two others in that it has a common entry, interior corridors, and a flexible floor plan. The Marquette Apartments is the only one of its type remaining in downtown Peoria. The Kickapoo Building, listed in the National Register, a block away is similar but it was built as a hotel on the upper floor and Anheuser-Busch tasting parlor, at least until Prohibition.¹⁸ The Marquette Apartments was designed for a specific occupant found in the modern city. In addition, making the entire first floor available for commercial use meant that it could find a role or blend in with the commercial downtown of which it was a part.

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

In order to determine the frequency of extant apartment buildings from the period between 1924 (the date of construction) and the onset of World War II, apartment buildings in central Peoria were surveyed in April, 2016. The survey study area included Peoria's central business district along with the adjoining areas on the north and south along the Illinois River, and from the river to the base of the bluffs. This area includes Peoria's traditional central business district and industrial corridor as well as the site of the community's oldest settlement. Sanborn fire insurance maps (1927 edition with corrections to 1955) were compared against satellite imagery and street-view imagery to examine building fronts where possible. There was also a windshield survey of all the streets in the study area. Searching city directories turned up lists of apartment buildings identified by name and address in Peoria and adjacent communities. The local history collection in the Peoria public library held the Sanborn maps, municipal records including planning documents, but few photographs, although in a number of cases local newspapers announced lettings of construction contracts or issuance of building permits.¹⁹

¹⁸ National Register of Historic Places, "Kickapoo Building," Peoria, Peoria County, Illinois, Ref. #13001005

¹⁹ Paul H. Stringham, *Notes on Peoria History, 2 vols. 1901-1940*, typescript, Local History Collection, Peoria Public Library.

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

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

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

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9. Major Bibliographical References

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V. Jobst and Sons, Inc. Bizapedia website. Accessed April, 2016.
<http://www.bizapedia.com/us/V-JOBST-SONS-INC.html>

Special Collections

Central Illinois Landmarks Foundation, Peoria Public Library.
Local History Collection, Peoria Public Library
Peoria Historical Society Collection, Cullom Davis Library, Bradley University

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Peoria Public Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

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Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>40°41'44.52</u>	<u>89°35'39.14"W</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

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

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

Boundary Justification (Explain why the boundaries were selected.)

These are the lots and boundaries historically associated with the building.

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

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

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

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

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

Note: This building is not aligned on cardinal points. To simplify the description, the elevation fronting Main Street will be the east elevation.

IL_Peoria County_Marquette Apartments_0001 (Southeast corner-- Perry on left, Main on right -- facing northwest)

IL_Peoria County_Marquette Apartments_0002 (East elevation, facing west)

IL_Peoria County_Marquette Apartments_0003 (South elevation, facing north)

IL_Peoria County_Marquette Apartments_0004 (Storefront on south elevation, facing north)

IL_Peoria County_Marquette Apartments_0005 (Transom above storefront entrance, facing north)

IL_Peoria County_Marquette Apartments_0006 (Transom above Perry Street storefront, facing north)

IL_Peoria County_Marquette Apartments_0007 (Transom above corner entrance, facing northwest)

IL_Peoria County_Marquette Apartments_0008 (Balconette above corner entrance, facing northwest)

IL_Peoria County_Marquette Apartments_0009 (Main Street storefront, facing west)

IL_Peoria County_Marquette Apartments_0010 (Main Street storefront transom, facing west)

IL_Peoria County_Marquette Apartments_0011: (North elevation, facing south)

IL_Peoria County_Marquette Apartments_0012: (West elevation, facing east)

IL_Peoria County_Marquette Apartments_0013: (Typical unit, living space)

IL_Peoria County_Marquette Apartments_0014: (Typical unit, bathroom)

IL_Peoria County_Marquette Apartments_0015: (Typical unit, living space)

IL_Peoria County_Marquette Apartments_0016: (Typical unit, flooring)

IL_Peoria County_Marquette Apartments_0017: (Upstairs corridor)

IL_Peoria County_Marquette Apartments_0018: (Downstairs corridor and staircase)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Marquette Apartments
701 Main Street
Peoria, Peoria County, IL

40°41'44.52"N
89°35'39.14"W

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

Figure 1: Second and third floor plan.

Figure 2: First floor plan.

Figure 3: 629 Main Street Apartment over single storefront.

Figure 4: 635 Main Street Apartment over single storefront.

Figure 5: 107 Roanoke. Six units as "Eastern flats."

Figure 6: 1214 Madison. Two-flat.

Figure 7: 500 Bryan. Alexander Apts.

Figure 8: Map 1 showing apartment buildings in the central area, 1925-1940

Figure 9: Map 2 Apartments remaining from 1925-1940

Figure 10: Site plan

Figure 11: Locator map

Figure 12: Historic photo.

Figure 13: Historic photo.

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Figure 1: Second and third floor plan

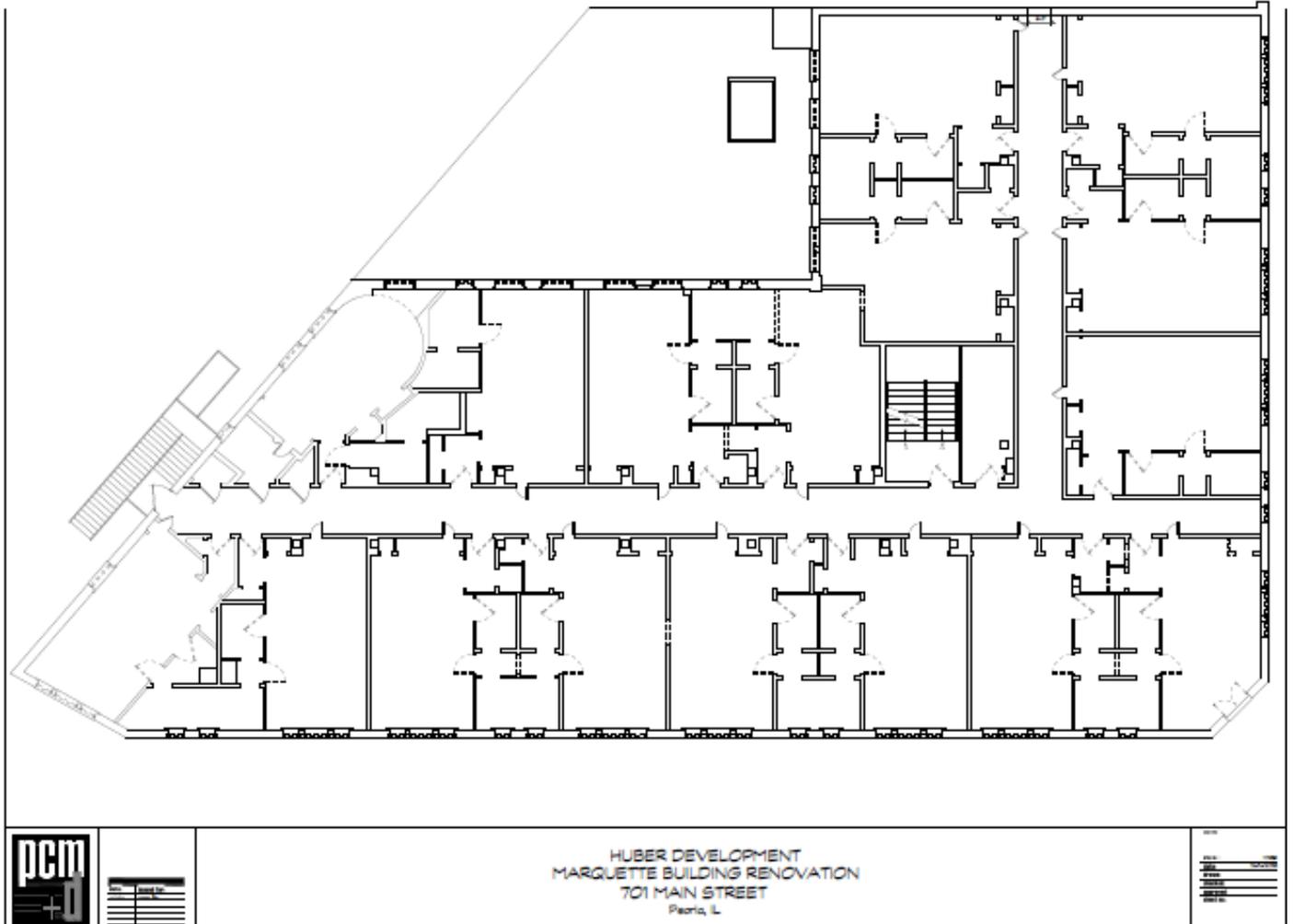
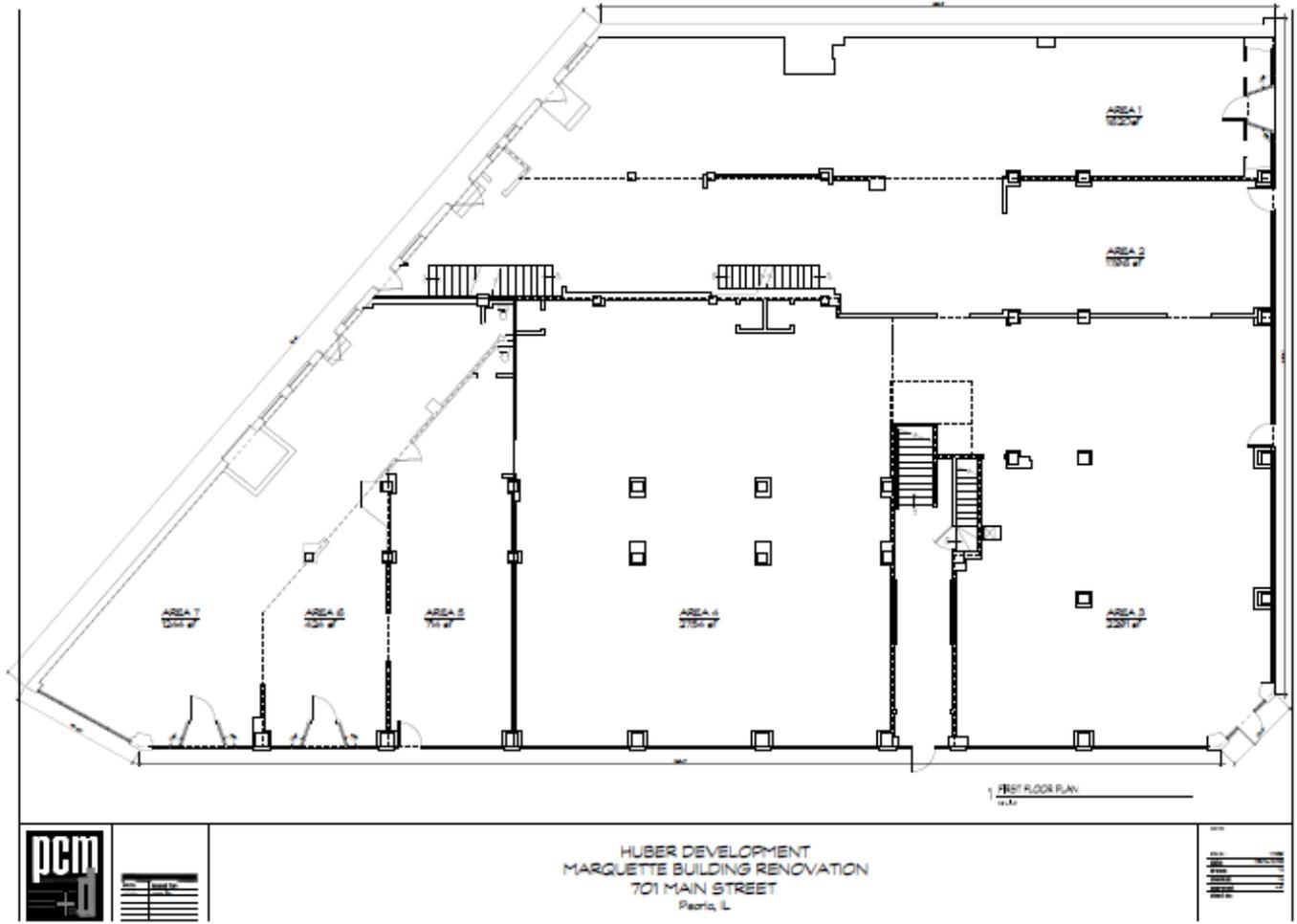


Figure 2: First floor plan

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Marquette Apartments
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Figure 3: 629 Main. Apartment over single storefront.



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Figure 4: 635 Main. Apartment over single storefront.



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Figure 5: 107 Roanoke. Six units as “Eastern flats.”



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Figure 6: 1214 Madison. Two-flat.



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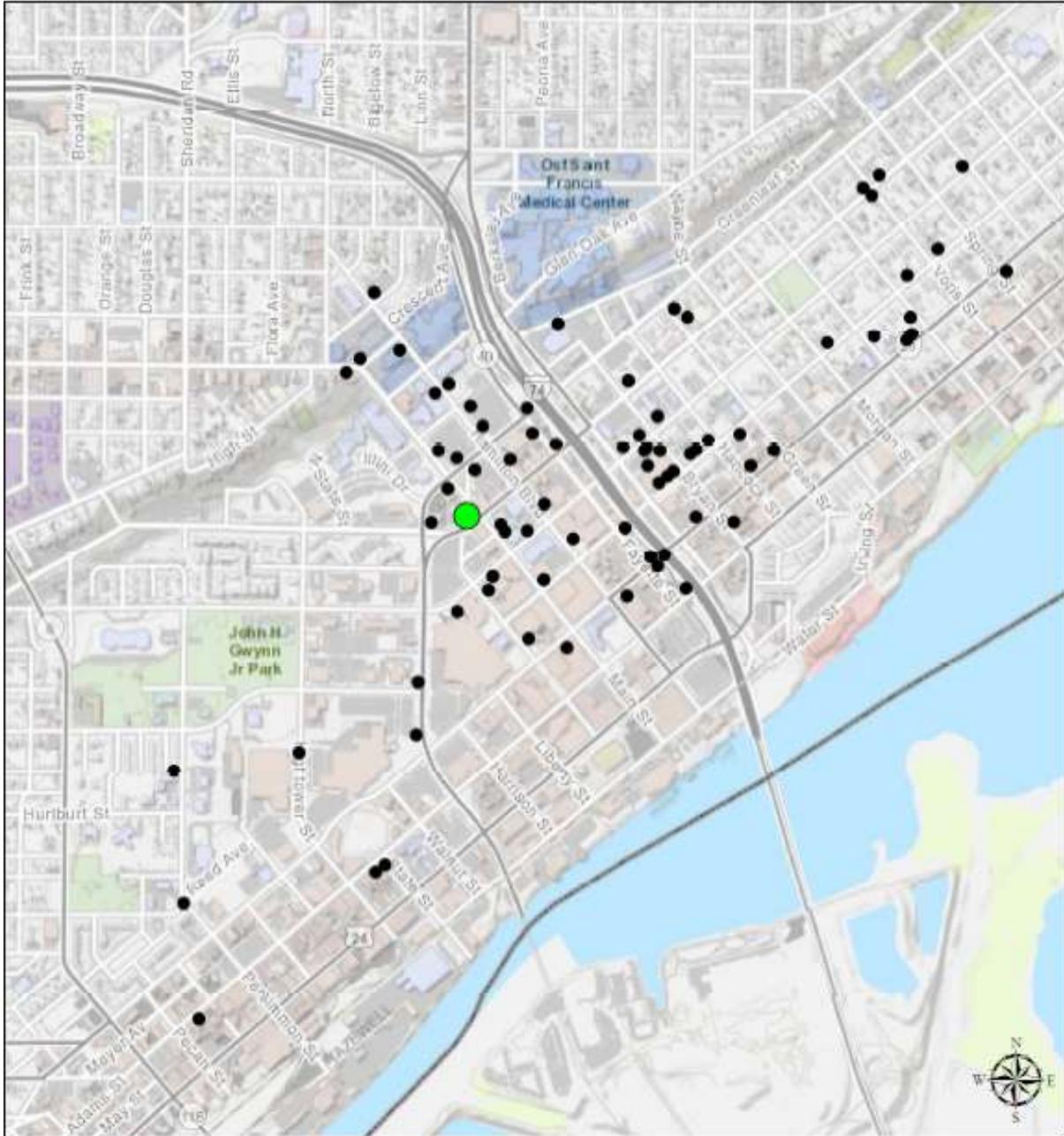
Figure 7: 500 Madison. Alexander Apts. A block of apartments.



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Figure 8: Map 1 showing apartment buildings in the central area, 1925-1940



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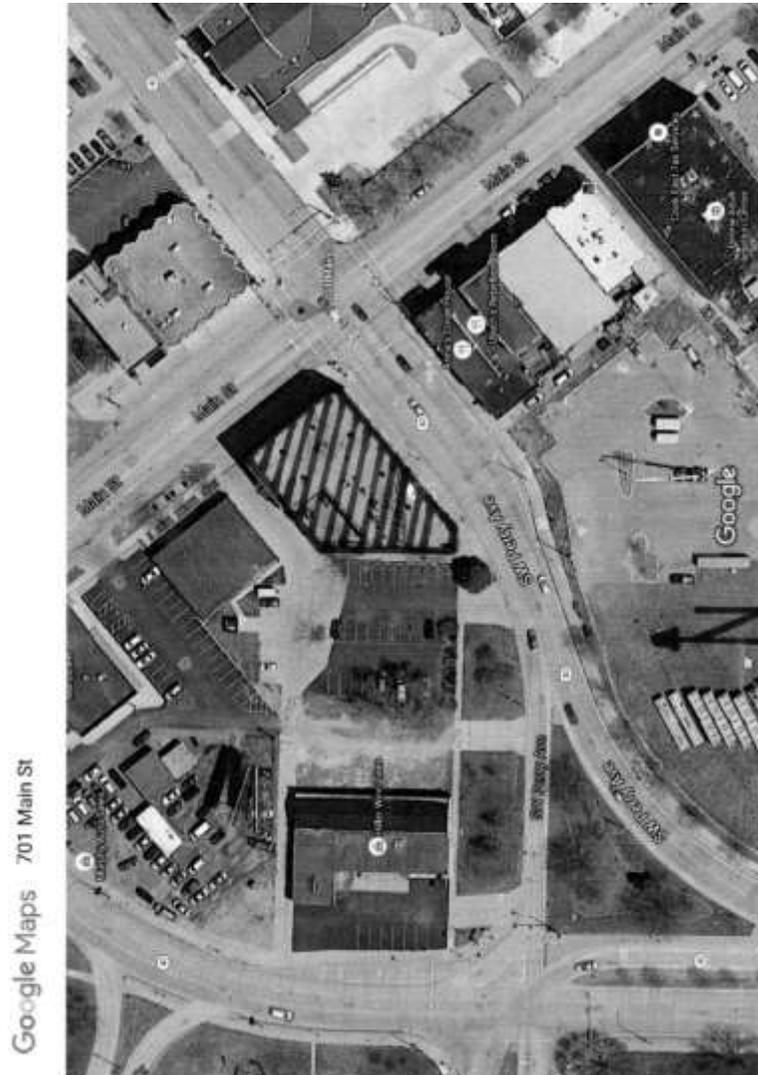
Figure 9: Map 2 Apartments remaining from 1925-1940



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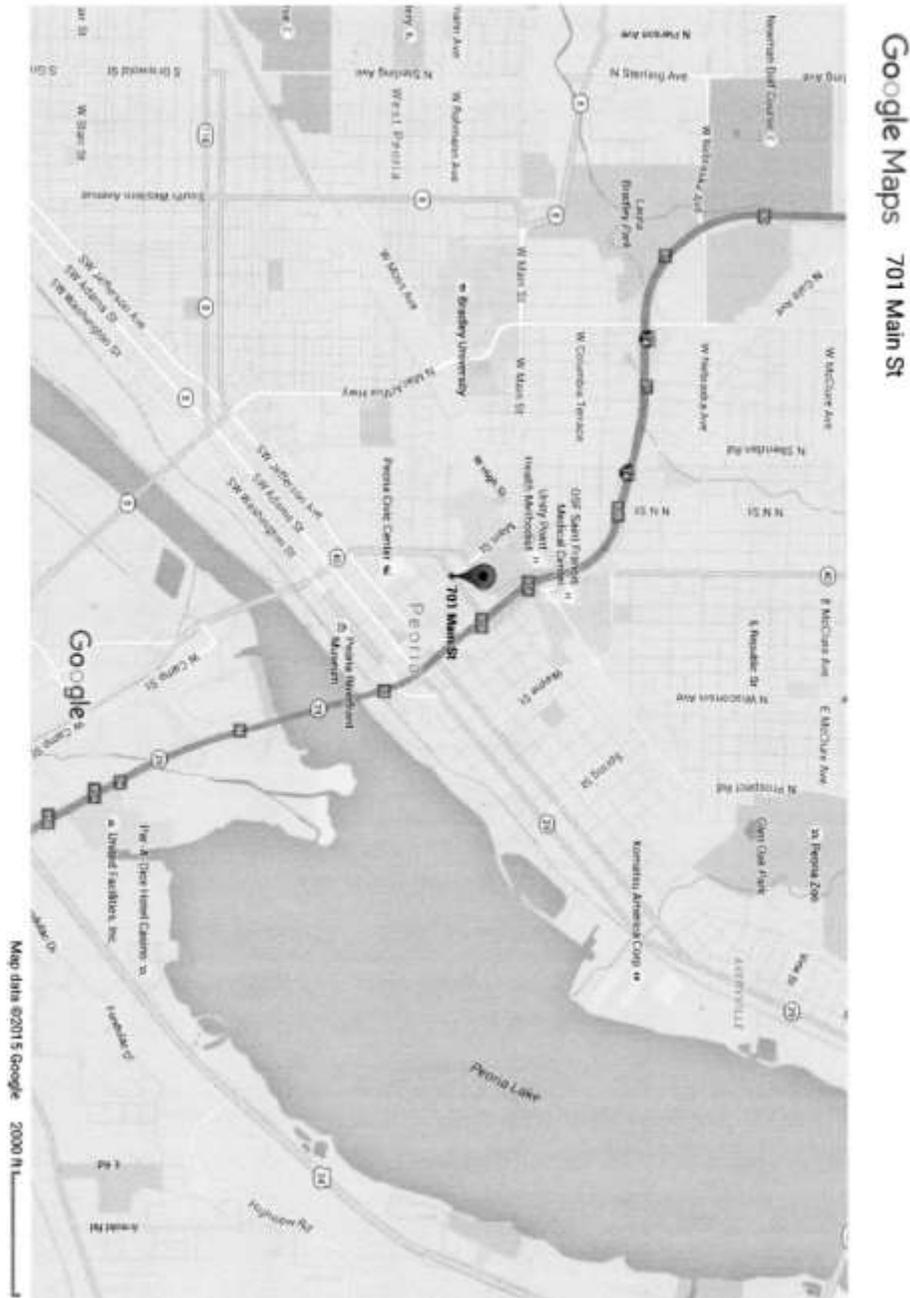
Figure 10: Site Plan



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Figure 11: Locator map



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Figure 12: Historic photo: Looking north from Franklin St ca. 1938 (Street was subsequently vacated)



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Figure 12: Historic Photo: Looking southwest along Knoxville Rd. ca. 1938 (Street was subsequently vacated)

