



APPLICATION FOR DESIGNATION
as
LANDMARK OR HISTORIC DISTRICT

PEORIA HISTORIC PRESERVATION COMMISSION

Pursuant to Article III, Sec. 9-8 of Ordinance No. 11,990, I submit the following:

A. Name(s) and address(es) of the owner(s) of property proposed for designation:

<u>Name</u>	<u>Address</u>
Frey Corporation	524 NE Madison Peoria, IL 61603

B. Legal description and common street address(es) of the property proposed for designation: 514 NE MADISON AVENUE

FLANAGAN'S ADD SE 1/4 SEC 4-8-8E BEG ON SE LN MADISON AVE 30' NE OF NE
COR LOT 2 BLK 34; TH NE ALG SD SE LN 28.5' SE PARRALLEL W/HANCOCK ST
TO E LN FLANAGAN'S ADD S ALG SD E LN TO PT 30' NE OF SW LN LOT 3
BLK 34 NW TO POB PT LOTS 1 & 3 BLK 34

C. A map delineating the boundaries and location of the property proposed for designation (attached).

D. Written statement describing the property and setting forth reasons in support of the designation proposed (attached).

Submitted by: Frank Lewis
712 EMANUS
 Address
 Old Towne North
 Residents Assoc.

11-9-93
 Date
685-2241
 Phone

D. Written statement describing the property and setting forth reasons in support of the designation proposed.

From 1840 to 1865, the Near Northside neighborhood consisted only of small farms or houses with large gardens that enjoyed river breezes. By 1870, the neighborhood was home to the city's newly formed merchant and industrial class. Elegant homes of substantial proportion befitting the prosperous lifestyles of the neighborhood's residents were built.

Beginning around 1890, the Near Northside began experiencing a second transition. As the downtown central business district grew and the city's population expanded above the bluffs, the Near Northside became the home of the upper middle class and some homes with "urban" architectural features were built. The row house at 514 NE Madison is a notable example of such urban character.

Built on a constricted city lot, 514 NE Madison is separated by only a narrow passageway from a similar house at 516 NE Madison. The house has a stone and brick facade rising abruptly from the sidewalk. Limestone bands top the foundations, while limestone sills and striated limestone lintels frame the windows. Although common brick make up the side walls, the facade is composed of hardfired face brick. At the simulated gables, decorative brackets support corbelled brickwork, topped in turn by decorative limestone cap plates and terminal ornaments.

The structure is currently vacant. Historic designation is sought to ensure that the property remains and is maintained in its current good condition.

This structure should be designated as a local historic landmark because 1) its character is indicative of the development of the Near Northside neighborhood from a rural to an urban neighborhood; 2) it uniquely embodies distinguishing characteristics of urban design; 3) its features and use of brick and limestone materials is architecturally significant; 4) its unique location next to a similar structure in an architecturally mixed block make it an established and familiar visual feature; and 5) it is an example of a utilitarian structure with a high level of architectural significance.



November 12, 1993

Chris Limas, Historic Preservation Officer
Planning & Growth Management
Peoria City Hall
419 Fulton Street
Peoria, IL 61602

Dear Mr. Limas:

The two houses one, is 514 and the second is 516, both on Madison Street in Peoria are truly unique.

In Chicago or Boston and other large cities they would be called "Brownstones". In the Peoria area, clay was readily available so our "Brownstones" were built of brick.

In either case the style grew out of the need by the growing middle class to have a separate home with some of the economy of a row townhouse design.

I believe 514 and 516 are the only ones of its kind in the city and thus, the CILF recommends the Landmark status for these 2 houses. These two houses are evidence of the evolution of life styles in the Near North Side that took place from the early 1800's to the late 1920's.

Sincerely,

Leslie H. Kenyon

LHK/jt
cc: Paula and Frank Lewis
Nora Vogt



514 and 516 North Madison

Standard patterns of urban residential architecture have developed in many cities, and even in some Peoria neighborhoods. But varying tastes and incomes of builders resulted in random patterns of development in Peoria's North Side. These two brick row houses are notable exceptions to this general rule.

Built on constricted city lots, these houses were separated only by a narrow passageway; their stone and brick facades rise abruptly from the sidewalk. Limestone bands top the foundations, while limestone sills and striated limestone lintels frame the windows. Although common brick make up the side walls, the facades are composed of hardfired face brick. At the simulated gables, decorative brackets support corbelled brickwork, topped in turn by decorative limestone cap plates and terminal ornaments.

Although both houses remain in good condition, two of the original turned porch columns of 514 have been replaced with simpler, unmatched designs and the entire wood porch of 516 has been replaced with brick and concrete floor, steps, columns, and railings.

Nearer than their neighbors to the street, and strikingly different from them in style, these flat-roofed brick row houses attest to a growing perception of the North Side as an urban neighborhood at the turn of the century.

