

CENTRAL ILLINOIS



LANDMARKS FOUNDATION

October 8, 2008

Historic Preservation Commission
Planning & Growth Management
456 Fulton Street Suite 402
Peoria, IL 61602

Dear Sir:

Enclosed please find our application for landmarking the United Duroc Building at 237 N. E. Monroe. The Board members of the Central Illinois Landmarks Foundation voted to apply for landmarking of this structure. We feel it meets the criteria 3, 4, 6, and 8, as well as Part B of the ordinance.

If there are any questions, please let me know.

Very sincerely yours,

Leslie H. Kenyon,
President

LHK:ali
cc: Commander Richard H. Mitchell



Local Historic Landmark/District Application

City of Peoria Historic Preservation Commission

Property Information:

(The property proposed for designation. For a district, give a location such as 800 block of NE Perry or give the district a name.)

Address: 237 NE Monroe St

Applicant: (The person/organization applying.)

Name: Central Illinois Landmarks Foundation, CILF

Company/Neighborhood Association:

Address: PO Box 495

City: Peoria State: IL ZIP: 61651

Daytime Phone: (309) 674 7121 Email:

Applicant Signature: Leslie H. Kenyon

Additional Required Information:

- Include a map that identifies the boundaries of the property proposed for designation.
- Include labeled, color pictures of each of the properties proposed for designation.
- If you desire to prepare the application on a computer or typewriter, sheets may be attached, but please use the following pages as an outline and indicate all data in the order it is requested on the following pages to maintain consistency. All information is required.

LANDMARKS

For the property to be designated complete the following pages:

DISTRICTS

For each individual property to be designated complete the following pages. Make copies if necessary:

Also provide on a separate sheet and narrative that describes the distinguishing characteristics of the proposed district and setting forth reasons in support of designation. Specifically, it is helpful to the petition to indicate how the area is significant in terms of local or national development methods and trends, local or national individuals/residents, or architectural styles.

The narrative must show how the proposed district meets one or more of the designation criteria (Section 16-38 of the Historic Preservation Ordinance).

Individual Property Information: (The individual property(ies) proposed for designation.)Address: 237 NE Monroe St.Tax ID Number: 180 - 445 - 901 - 4**Owner:** (As indicated on the current tax assessor's rolls)Name: AmVets Post 64 (Commander Richard H. Mitchell)

Company/Neighborhood Association: _____

Address: 237 NE Monroe St.City: Peoria State: IL ZIP: 61602

Does the owner consent to designation? (circle one) (yes) (no)

How was the owner contacted? Letter has been sent to owner; awaiting response.**Legal description of the property to be designated:**See attached

_____**Physical & Historical Characteristics:**

Provide a statement describing the distinguishing characteristics of the property and setting forth reasons in support of designation. **The written statement must show how the proposed designation meets one or more of the designation criteria (Section 16-38 of the Historic Preservation Ordinance) and address the following items.** Contributing structures do not need to individually meet one or more criteria. However, they collectively may satisfy one or more of the criteria.

Built and dedicated in 1916, the United Duroc Bldg. is a Colonial Revival style with significant architectural features that meet criteria #4 and #6. Features include white enameled (glazed) brick and glazed terra cotta; there are elaborate decorative crowns above the dual entrances, fanlight-transom windows, terra cotta cornices, trabeated pilasters with triglyphs and gutta, Palladian windows.

continued →

Designed by WH Reeves and built by WM Allen, two key men involved in the design and construction of Peoria's most notable buildings including Peoria's City Hall, Spalding Institute, Glen Oak Park Pavilion, St. Augustine Temple Manor, Peoria State Hospital, Mohammed Temple and many others.

The United Duroc building was also home to: the distinguished University Club, Battle Creek Baths and a Comptometer School and publishing company

Current Use of the Property: (circle one) (single family) (multiple family) (commercial) (office) (industrial) other _____

Current Occupancy Status: (circle one) (vacant) (occupied)

Current Property Physical Condition: (circle one) (excellent) (good) (fair) (deteriorated) (ruins) (unexposed / original details covered)

Has the property been significantly altered? (circle one) (yes) (no) If yes, please explain

Is this the original site of the structure? (circle one) (yes) (no) If no, please explain

Period of construction or significance? (circle as many as applies) (18th Century) (19th Century) (20th Century) Specific known date? Constructed 1916
Dedicated Dec. 1916

DESIGNATION CRITERIA (Section 16-38)

- (a) The historic preservation commission shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one or more of the following criteria.
1. Its character, interest or value as part of the development, heritage or cultural characteristics of the city, the county, the state or the United States of America deems it historically significant.
 2. Its location as a site of a significant local, county, state or national event.
 3. Its identification with a person who significantly contributed to the development of the city, the state or the nation.
 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
 5. Its identification as the work of a master building designer, architect or landscape architect whose individual work has influenced the development of the city, the state or the nation.
 6. Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.
 7. Its embodiment of design elements that make it structurally or architecturally innovative.
 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.
 9. Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.
- (b) Any structure, property or area that meets one or more of the above criteria shall also be suitable for preservation or restoration and have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

Filing Instructions and Information:

- 1) Fully completed applications must be received at least 28 days prior to the next regularly scheduled meeting to be included on the agenda. Partial or Incomplete applications will not be accepted.
- 2) \$50.00 Application fee (Fee is waived if the application is submitted by an approved neighborhood association. Documentation is required that verifies the validity of the association.)
- 3) The first step to designation is preliminary review. The applicant and owners of the property will be notified of preliminary review. The application will be reviewed at a preliminary review to determine if the proposed designation warrants further discussion for adoption as a local historic landmark. If it is determined that additional review is necessary, the proposal will be heard at a public hearing.
- 4) 15 days prior to the public hearing, the applicant and all properties within 250 radial feet of the subject property will receive notice of the meeting.
- 5) The Historic Preservation Commission has regularly scheduled meetings the fourth Wednesday of each month at City Hall, 419 Fulton St, Room 404, Peoria, IL at 8:30 AM.
- 6) The format for the meeting follows the Illinois Open Meetings Act as follows:
 - a) Chairperson opens review
 - b) Applicant and other persons wishing to testify are sworn in.
 - c) Staff introduces the petition and indicates notice of the petition.
 - d) Applicant, or their attorney, presents testimony to the commission and answer questions.
 - e) The public presents testimony to the commission and cross-examines the petitioner.
 - f) Applicant and public offer summaries and closing comments.
 - g) Public review is closed.
 - h) Commission deliberates; no public or applicant input is allowed.
- 7) The Commission may enter their designation recommendation at the public hearing or at the next regularly scheduled meeting (within 30 days of the public hearing). The Commission has the authority to remove properties from the original designation request, but cannot add properties to the proposal.

Application and inquires should be submitted to:

Olajide Giwa, Senior Urban Planner
City of Peoria
Planning and Growth Management
456 Fulton St, Suite 402
Peoria, IL 61602

Phone: 309/494-8600
Fax: 309/494-8680

Property Tax Information

Disclaimer

Peoria County makes every effort to produce and publish the most current and accurate information possible. This public information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of administering a local property tax as required by the Illinois Property Tax Code. Peoria County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy of the data

Property images are for the use of authorized County personnel.
Click on the image for additional photos, if available.



Name or Street/House # Search

1995-1997 Parcel History

Year: 2008

Property ID: 1804459014

Submit

Township	Prop. Class	Land Use	Tax Code	Tax Status	Created	Retired
C0	Improved Commercial	Commercial	001	Taxable	3/13/2006	

Name	Type	Tax Bill	Addr 1	Addr 2	City, St Zip
AMVETS	OWNER	Y	237 NE MONROE ST		PEORIA, IL 61602

House No.	Dir	Street	Suffix	City	State	Zip
237	NE	MONROE	ST	PEORIA	IL	61602

Level	Land/Lot	Improvements	Farm Land	Farm Building	Total
Prior Year Equalized	28,450	53,190	0	0	81,640
Change Reasons: New Level - -					
Township Assessor	28,450	53,190	0	0	81,640
Change Reasons: New Level - -					
Supervisor of Assessments	28,450	53,190	0	0	81,640
Change Reasons: New Level - -					
S of A Equalized	29,730	55,580	0	0	85,310

Change Reasons: Equalized - -				
Informal Hearing	29,730	55,580	0	0
Change Reasons: New Level - -				

Exemption Type	Exemption Amount	HRE Base Value	Sr. Freeze Base Yr.	Sr. Freeze Frozen Value
Exemptions not complete for this tax year. Refer to the previous year.				

Legal
HALES ADD SE 1/4 SEC 4-8N-8E BEG INTERSEC SW LN FAYETTE ST & SE LN ALLEY BLK 37: SE ALG FAYETTE ST 54' SW PARALLEL SD ALLEY 84' NW 54' NE 84' TO POB ALSO BEG INTERSEC SW LN FAYETTE ST & NW LN MONROE ST: TH SW ALG MONROE ST 94' NW 107' NE 94' SE 107' TO POB

Genealogy		
Parent	Child	Tax Year
1804459007	1804459014	2006
1804459012	1804459014	2006
1804459013	1804459014	2006

Tax District		Tax Rate		Tax Amount	
1st Installment	1st Install Date Paid	2nd Installment	2nd Install Date Paid		
0.00		0.00			

Sale Date	Sales Price	Document #	Notes
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DUROC 237 NE MONROE PEORIA



**The National Duroc-Jersey
Record Association Bldg., 237 NE Monroe St.**

Application for Local Historic Landmark Designation

237 NE Monroe, Peoria IL

HALES ADD SE 1/4 SEC 4-8N-8E

BEG INTERSEC SW LN FAYETTE ST & SE LN ALLEY BLK 37: SE ALG
FAYETTE ST 54' SW PARALLEL SD ALLEY 84' NW 54' NE 84' TO POB:
ALSO BEG INTERESC SW LN FAYETTE ST & NW LN MONROE ST: TH
SW ALG MONROE ST 94' NW 107' NE 94' SE 107' TO POB



Legal Description

Physical & Historic Characteristics

Built & dedicated in 1916, the **United Duroc Bldg.**, a **Colonial Revival style**, is made of white enameled brick & glazed terra cotta.

Features include:

- Dual front entrances w / elaborate decorative crowns & fanlight transom windows
- Glazed Terra cotta cornices
- Trabeated Pilasters w/ triglyphs & gutta
- Palladian windows w / terra cotta molding
- Corner Quoins reflecting decorative rusticated masonry design

Physical & Historic Characteristics

- Designed by WH Reeves & built by WM Allen, key people who designed & built Peoria's most significant buildings
- Built to house the National Duroc-Jersey Association, (United Duroc Bldg); cost approx. \$60,000
- Design & Construction registered in log of building permits as; "Absolutely Fireproof"





Duroc Swine Registry

Physical & Historic Characteristics

United Duroc Bldg. also home to:

- **University Club**; prestigious Mens organization
- **Battle Creek Baths**; mud / steam baths; famous Mule Pack for rheumatism
- Felt & Tarrant Mfg.
Comptometer School
- **Manual Arts Press**; publishing company
- **Dickinson Secretarial School**



Application Addresses Criteria: 3, 4, 5, 6 & 8

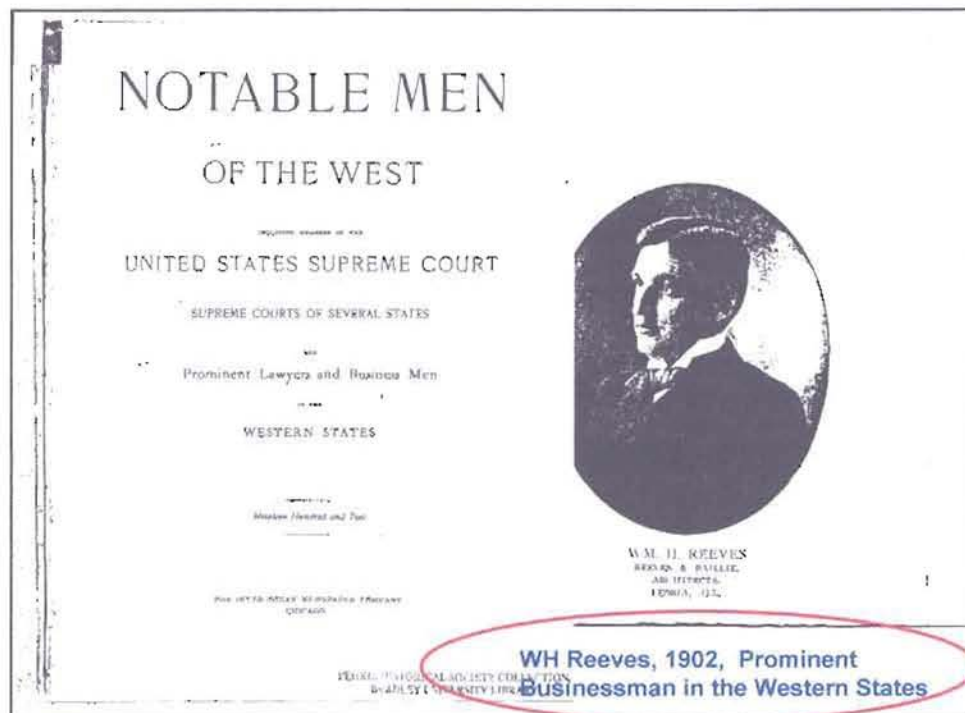
1. Its character, interest or value is part of the development, heritage or cultural characteristics of the City, the County, the State or the United States of America, deems it historically significant.
2. Its location is a site of significant local, county, state or national event.
- 3. Its identification with a person who significantly contributed to the development of the City, State or Nation.**
- 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.**
- 5. Its identification as the work of a Master Building Designer, architect or landscape architect whose individual work has influenced the development of the city, the state or the nation.**

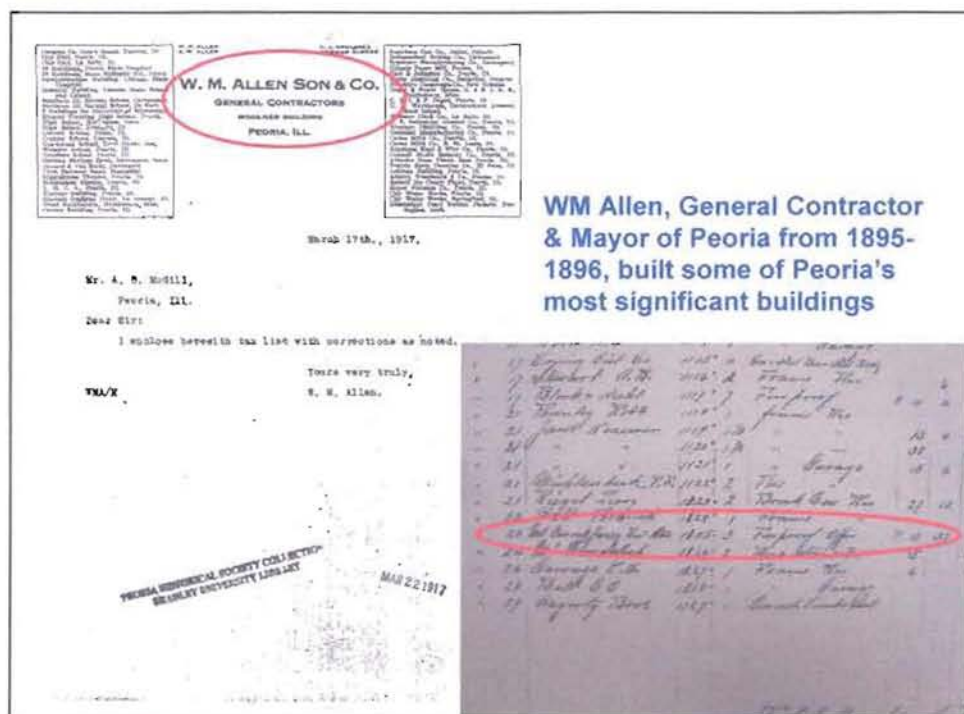
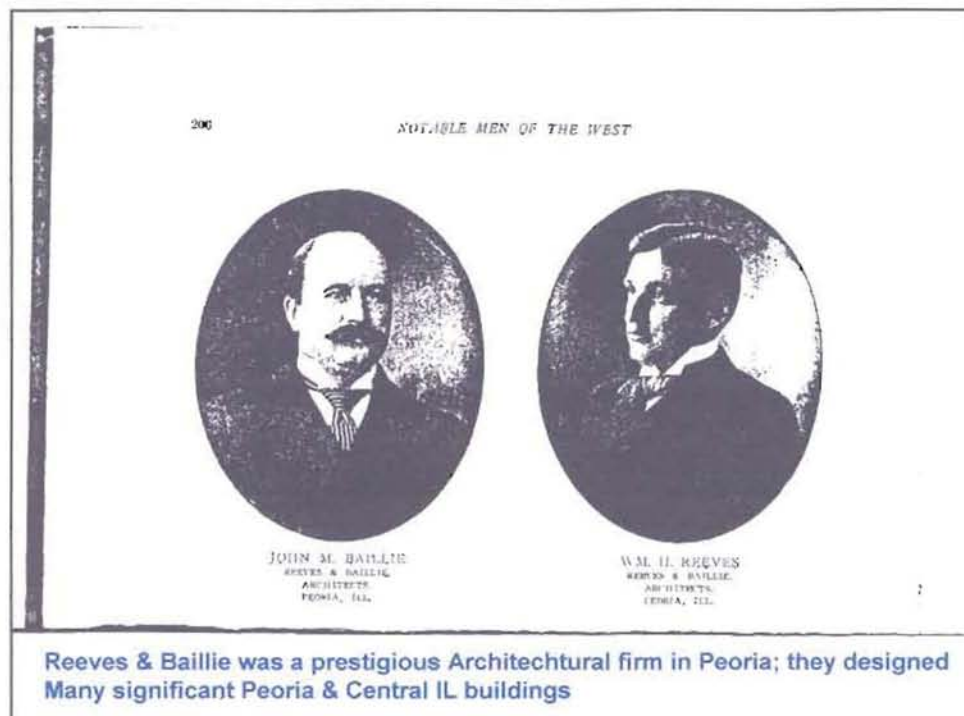
Criteria (cont.)

- 6. Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.**
7. Its embodiment of design elements that make it structurally or architecturally innovative.
- 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.**
9. Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.

Criterion 3

- Its identification with a person who significantly contributed to the development of the City, State or Nation.





Support for Criterion 3

The National Duroc-Jersey Record Association Building (**Duroc Building**) was designed by **William H. Reeves**, a renowned architect who lived in Peoria & designed many of Peoria's most significant buildings, including:

- Peoria's Historic **City Hall**
- **Spalding Institute**
- **Glen Oak Park Pavilion**
- **St. Augustine Manor** (Proctor Endowment Home)
- **Peoria State Hospital**
- and many others...

Support for Criterion 3 (cont.)

Reeves also designed & built five **significant** residences for himself over a period of twenty years including the Westminster House, 1508 Moss Av.

Criterion 4

- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigeneous materials.

Support for Criterion 4

Built in 1916, this is a Colonial Revival (Georgian Revival) style building :

- The exterior features white-enameled brick & glazed terra cotta construction.
- W.M. Allen Son & Co. was the general contractor; Allen also built the Peoria City Hall, Peoria State Hospital, Mohammed Temple & the Woolner Bldg. among others

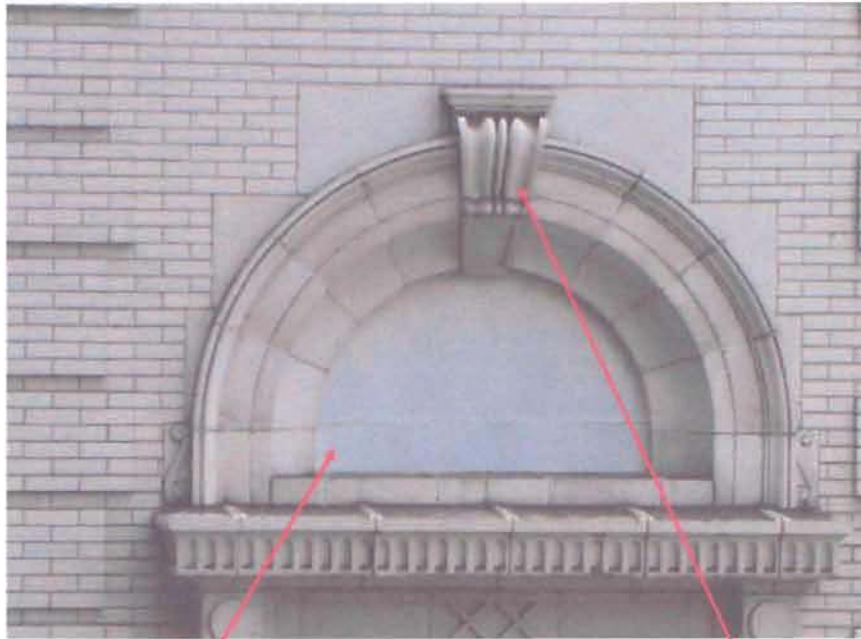


The National Duroc-Jersey Record Association
(commonly known as "United Duroc Bldg.")

Triglyphs
& Gutta above
Pilasters

Trabeated (post &
lintel) decorative
(vs. structural)
style.





Fanlight-style Transom windows with decorative Keystones

Criterion 5

Its identification as the work of a Master Building Designer, architect or landscape architect whose individual work has influenced the development of the city, the state or the nation.

Support for Criterion 5

- William H. Reeves was a Master Building Designer and Architect whose individual work influenced the development of the City of Peoria
- Reeves designed nearly 100 buildings & schools, many of which are significant Peoria & Central Illinois Landmarks.

Criterion 6

- Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.

Support for Criterion 6

- There is significance in the symmetrically-designed glazed terra cotta facade and cornice which is enriched with classical detail.
- Regular coursed-masonry
- Dual front entrances are arched-type capped by an elaborate decorative crown; Designed for two separate businesses
- Decorative Keystones (above door)
- Fanlight-style transom windows
- Dentil moldings above the front entrances



Arched, dual front entrances capped by elaborate, decorative crown

Decorative Rusticated Quoins, used typically to give building appearance of impregnability



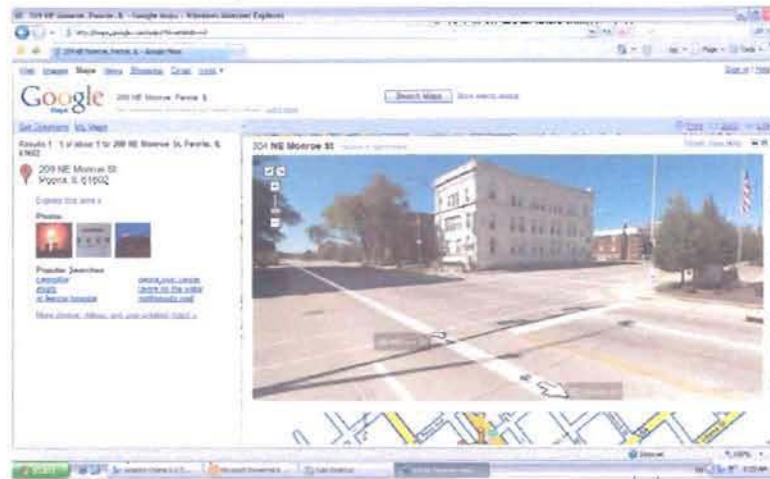
Glazed Terra cotta overhanging cornice between 3rd floor & roof; balustraded top deck

- 3rd Floor features a Trabeated (post & lintel) decorative (vs. structural) style.
- Bldg. incorporates pilasters (shallow rectangular columns projecting slightly from the wall) featuring triglyphs & drops between the metopes on the Doric-style frieze
- Palladian windows; glazed terra cotta molding & decorative keystones

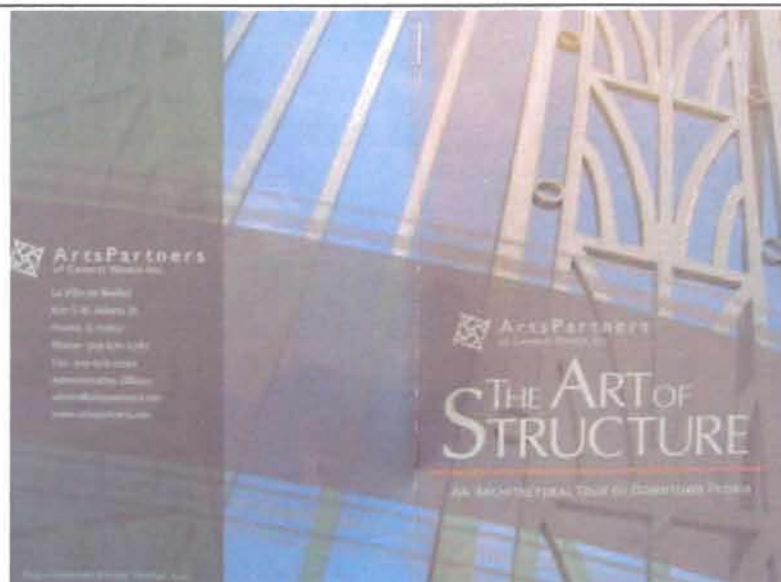
Criterion 8

- Its unique location or singular physical characteristics that make it an established or familiar visual feature.

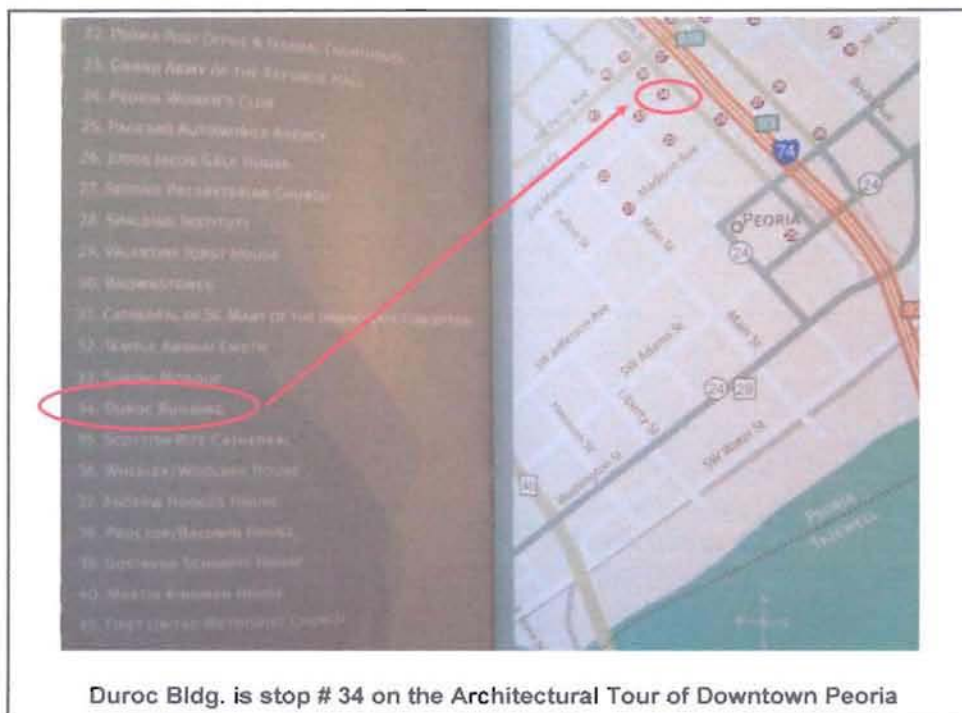
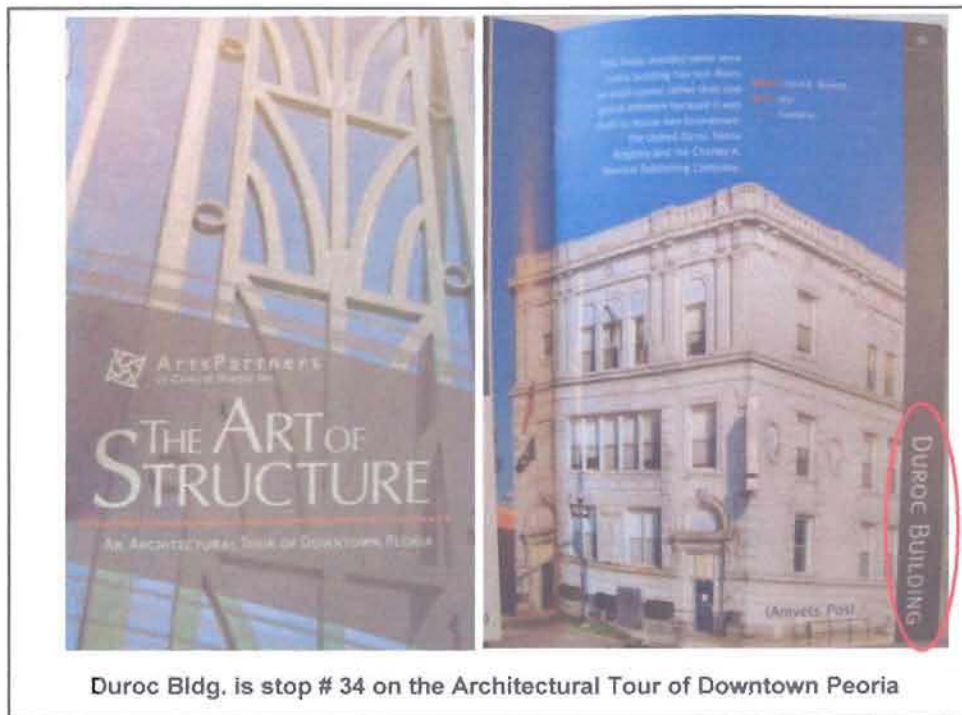
Support for Criterion 8



- This building sets on the corner of Fayette St. & NE Monroe St. Traffic count is: Monroe, 5,400 cars/day; Fayette, 6,400 cars/day
- Visible from I-74; traffic count is 59,100 cars/day



Arts Partners of Central Illinois Inc. features the Duroc Bldg. as one of Peoria's examples of "outstanding architecture"



Additionally

- Any structure, property or area that meets one or more of the above criteria shall also be suitable for preservation or restoration

... and have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

Summary

- The exterior (and interior) of this building is in remarkably good condition & worthy of preservation.
- We respectfully plead to the Commission to **grant** the requested **designation** as a **Local Historic Landmark**.

