

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 Shilling Building

other names/site number _____

Name of Multiple Property Listing N/A

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

2. Location

street & number 16074 South Park Avenue not for publication

city or town South Holland vicinity

state Illinois county Cook zip code 60473-1574

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 Department of Natural Resources - SHPO
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 _____

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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 | 1 | buildings |
| | | site |
| | | structure |
| | | object |
| 1 | 1 | Total |

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/specialty store

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

COMMERCE/specialty store

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American
Movements / Other

Materials

(Enter categories from instructions.)

foundation: Stone

walls: Brick

Limestone

roof: Asphalt

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 Shilling Building, located at 16074 South Park Avenue in South Holland, Illinois, is a two-story, mixed-use commercial and residential brick building constructed in 1912. It is situated within the village's historic downtown area and is notable as one of the few remaining early commercial buildings. The street-facing elevation features two storefronts on the ground floor, each with its own entryway and large display windows, and smaller, rectangular windows on the second floor where five apartment units are located. The primary elevation is clad in dark red pressed brick laid in a running bond pattern and limestone details, with subtle decorative masonry throughout. A low parapet wall, accented with molded limestone cornices, conceals the building's flat roof. The secondary elevations are clad in Chicago common brick, with vertical wood cladding added on the ground floor level of the rear elevation. At the northwestern corner of the building there is a single-story addition that was constructed in 2011 and a partially-enclosed stair structure built circa the 1970s. A paved lot, surrounded by a simple metal fence, extends from the rear of the building to the public alleyway to the west. At the western edge of the lot is a small wooden shed that was relocated from a nearby railyard in the 1960s. This ancillary building and additions were added after the period of significance and are considered non-contributing to the historic property. The Shilling Building retains historic integrity of location, design, materials, workmanship, feeling, and association, conveying its historic appearance and continued function as a mixed-use commercial building.

Narrative Description

Setting & Context

The Shilling Building is located in South Holland, Illinois, a suburban village approximately 20 miles south of downtown Chicago. It is situated on a two-lane road that historically served as a main street in the village's business district. The building is rectangular in plan, measuring approximately 58 feet in width and 71 feet in depth, and is positioned on the eastern edge of its lot, directly abutting the public sidewalk allowing easy access to its commercial storefronts. This downtown area of South Holland was previously comprised of a relatively dense mix of homes, businesses, churches, and schools; however, in the mid-twentieth century, changes in retail and land use trends led to the demolition and replacement of many of these buildings with modern commercial buildings, parking lots, and vacant land. The Shilling Building is now relatively isolated, with no directly adjacent neighbors, providing a stark contrast that underscores its significance as a rare remaining example of the land use and building type that once defined this neighborhood.

Exterior

The Shilling Building exemplifies the regionally distinctive early twentieth century commercial architectural style, reflecting the customary design practices and construction methods prevalent in the Chicago area at the time of its construction. The primary, east-facing facade is clad in a multi-hued, dark red face brick laid in a running bond pattern, with limestone details applied throughout. On the ground floor, there are two storefronts with different compositions. The north storefront has a recessed, slightly raised entrance framed between two arcade display windows with splayed returns and topped by transom windows. The bulkheads beneath the display windows feature decorative brickwork in simple, recessed rectangular patterns, anchored by robust limestone blocks at ground level which serve as bases that resemble piers.

The south storefront is simpler, with a large, fixed window and grade-level entry door that are both flush with the front facade. Between the two storefront display windows is a smaller window opening, topped with a rectangular limestone lintel. The opening has been boarded over with vertical wooden planks, obscuring the original glazing. Between the two storefronts is an entry door, topped by a transom window and rectangular limestone lintel, which provides access to a stairway to the second floor.

The second floor is punctuated by six windows, asymmetrically arranged with four above the south storefront and two above the north storefront; the northernmost window is noticeably wider than the others. Below these windows runs a molded limestone sill course, emphasizing the horizontal division between the commercial and residential functions of the building. Each second floor window is topped with a rectangular limestone lintel and a projecting brick belt course that

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runs the length of the primary facade. Above, a row of brick crosses adds ornamental detail, leading the eye towards the flat roofline, which is ornamented with corbelled brickwork and a row of brick dentils beneath a projecting molded limestone cornice, followed by a modest parapet wall topped with a smaller molded limestone cornice.

All windows and doors on the primary facade are modern fiberglass/aluminum replacements, with the exception of the damaged ground floor window, which still has historic wood framing present at the interior behind the wooden boards. Modern fabric awnings have been installed over the north storefront arcade and the south storefront entry door.

The secondary elevations of the Shilling Building are considerably more utilitarian in their design, with the exterior walls constructed of lighter Chicago common brick in a common bond pattern throughout. The south elevation has nine asymmetrically arranged, double-hung sash windows along the length of the second floor, with limestone sills and simple segmental brick arches. A single capped chimney and half brick pilaster are present at the roofline, which gradually steps down toward the rear of the building. The ground floor has only one opening, a glass entry door topped with a transom window that provides additional public access to the interior commercial space. All windows and doors on the south elevation are modern fiberglass/aluminum replacements. A modern fabric awning has been installed over the entry door.

The west (rear) elevation of the building is a composite of distinct sections, each reflective of different periods and functions. The original, two-story section to the south dominates, characterized by five asymmetrically arranged, double-hung sash windows on the second floor, each with limestone sills and simple segmental brick arches, set above a ground floor that has been clad with vertical wood paneling and topped with a wood-shingled awning (alterations circa 1970s). On this section of the ground floor there is a small window opening that has been removed and covered with a wooden board, and a glass entry door that leads from the interior commercial space to the paved yard behind the building. This yard is currently used for materials storage and is surrounded by a simple, modern metal fence. At the northwest corner of the yard is a small, gabled wooden shed which was reportedly relocated from a nearby railyard sometime in the 1960s.

Directly adjacent to and flush with the west elevation of the original building is a one-story addition, constructed in 2011, that extends to the north end of the lot line. It is clad entirely in light red brick with intermittent dark accents. The only openings on the addition, a metal entry door and a small garage door, are on its west elevation.

Recessed back from the one-story addition at this elevation is a two-story, wooden structure which was constructed in the 1970s to partially enclose a staircase that provides additional egress for the second floor apartments. The west and north exterior walls of the stair enclosure each feature a double-hung sash window. Within the stair enclosure, the building's original west and north elevations are visible on the second floor. The brick wall within this enclosure (formerly the exterior wall) has been painted gray. There are two double-hung sash windows and one doorway on the west elevation, and one doorway on the north elevation, all with limestone sills and simple segmental brick arches. All windows and doors on the west elevation are modern fiberglass/aluminum replacements.

The north elevation of the original building is punctuated by a large modern plate glass window at the corner where it meets the primary façade, continuing the large storefront display. Two additional windows on the ground floor and three on the second floor are double-hung sash windows with limestone sills and simple segmental brick arches that match the others throughout the secondary elevations. Two more window openings on the second floor have been partially infilled with brick masonry and smaller windows. All windows on the north elevation are modern replacements, and two on the second floor currently have window air conditioning units installed. Directly adjoining the original building is the stair enclosure, which has an open entrance to the stairs on the ground floor and one double-hung window on the exterior of the enclosed second floor. The one-story addition, which is adjoined to the stair enclosure, has a flat brick façade with no fenestration at this elevation. The metal fence that surrounds the back lot and one side of the wooden shed are visible to the rear of the building.

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Interior

First Floor and Basement

The storefront entryways on South Park Avenue open into two large, rectangular rooms, connected by a single doorway at their shared interior wall. Originally constructed as a meat market and feed store, these spaces were originally designed with distinct functions: the northern half functioned as the shop floor, where goods were sold, while the southern half served as a stockroom for storage and supplies. The original division of use remains evident in the difference in their interior features and finishes. The former shop space is more refined, with built-in wooden display shelves at the arcade display windows, wood plank flooring, wooden window trim, chair rails, and baseboards at the painted plaster walls, and ornate, pressed metal crown molding and ceiling tiles. The former stockroom is larger and more utilitarian, with concrete slab floors and common brick walls. Nine original timber columns are spaced throughout the room, supporting exposed wooden beams and joists at the ceiling.

Throughout over a century of consistent commercial use, both storefront spaces have undergone minor alterations and experienced varying degrees of deterioration/damage to their historic features and finishes. Modern lighting, electrical lines, piping, and other utilities have been installed throughout the ceiling and walls, and most original doors and windows have been removed and replaced or covered over. Some sections of walls, timber columns, and the pressed metal ceilings have been painted. There is damage in multiple areas of the walls and baseboards, and modern wooden rails have been installed for shelving throughout.

Within the former warehouse, an interior doorway leads to a vestibule space at the north side of the building, which was created when a wooden stair enclosure was added in the 1970s. Stairs to the basement which were historically outdoors are now enclosed within this vestibule. The basement is a small, half-height room that functions as mechanical space. It has concrete floors, exposed wooden floor beams and joists at the ceiling, and three original timber support columns. The north vestibule also provides access to a utilitarian one-room office and a small bathroom which make up the non-historic, single story addition at the northwest corner of the building.

Second Floor

The second floor is reached by two stairways: one on the east side of the building, through a doorway between the storefronts, and another on the north side, through the door of the stair enclosure. These stairways lead to opposite ends of a winding central corridor which provides access to five apartment units.

Although the second floor has functioned as residential space from the time of the building's construction until the early 2020s, it has undergone significant alterations over time. Records indicate that there were originally just two apartments in the building, but the layout has been extensively reconfigured, with original walls removed and new partition walls added to create five units. Multiple rounds of renovations, including installation of dropped tile ceilings, linoleum flooring, carpeting, and modern fixtures and finishes have resulted in the loss of much of the historic material and feeling in these spaces.

In four of the units, the remaining historic fabric is limited to select sections of wood flooring, baseboards, chair rails, and door and window trim, most of which has been affected to varying degrees by layers of paint, general wear and tear, or significant water damage from a 2024 tornado which necessitated the removal of large sections of drywall and other interior finishes, leaving only the structural wall framing in many areas. The most notable historic features on the second floor are located in Apartment #1 (located directly above the north storefront) which retains a wooden colonnade room divider with shelving between the living and dining rooms as well as a built-in kitchen cupboard with glass-fronted cabinets, both of which are likely original to the building.

Integrity

The Shilling Building retains historic integrity to convey its significance. It remains in its original location along South Park Avenue, within South Holland's historic downtown, where a small number of early commercial buildings continue to convey the character of the village's early business district. Although surrounding commercial fabric has been diminished over time as development patterns shifted away from the historic core, the building continues to reflect its relationship to the former commercial streetscape, particularly through its design as a two-part commercial block which remains clearly evident. The primary (east) façade retains its defining features, including its large ground floor display window arrangement and brick and limestone detailing, including lintels, sills, and a belt course. The overall massing, form, and

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façade composition remain intact and continue to express the building's historic function as a mixed-use commercial and residential structure.

The Shilling Building also retains integrity of materials and workmanship. The primary façade remains clad in historic face brick with limestone detailing, and although many windows and doors have been replaced, the original openings and storefront configuration are largely intact. Secondary elevations, while more utilitarian and subject to some alteration, continue to reflect historic construction methods and materials. Interior, public spaces on the ground floor retain important historic features, including wood flooring, pressed metal ceilings, timber structural elements, and built-in shelving, which reflect the building's early commercial use. While the interior spaces on the second floor have undergone more extensive alterations over time, select historic features and elements of the original construction remain present. Collectively, these characteristics support the building's integrity of feeling and association.

The Shilling Building remains clearly recognizable as an early twentieth century two-part commercial block and continues to convey its historic character as part of South Holland's early downtown business district.

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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.)

Commerce

Architecture

Period of Significance

1912 - 1951

Significant Dates

1912

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Unknown

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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 Shilling Building is locally significant under Criterion A in the area of Commerce for its association with the development of South Holland's early commercial district, and under Criterion C in the area of Architecture as a representative vernacular example of the two-part commercial block building type. Constructed in 1912, the building originally housed a meat market and feed store and has continuously functioned as a commercial space for over a century, reflecting the small-scale businesses that supported South Holland's agricultural economy in the early twentieth century. Architecturally, the building exhibits the defining characteristics of its type, including ground floor storefronts with large display windows and a clear separation from the residential units above.

The period of significance is 1912 to 1951, beginning with the building's construction and encompassing its role as part of South Holland's primary commercial district, ending in 1951 with the opening of the Calumet Expressway which served as a catalyst for the shift of local retail activity to auto-oriented developments along Route 6.

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

Criterion A: Commerce

The Shilling Building, constructed in 1912, is locally significant under Criterion A (Commerce) for its role in the commercial development of South Holland, Illinois. Built for John Shilling, a prominent local businessman and the village's first president, the building originally housed a meat market and feed store, serving as an important business in the town's small but active commercial district. As South Holland remained primarily an agricultural community throughout the late nineteenth and early twentieth centuries, local businesses like this one played a crucial role in supporting farmers and residents by providing essential goods and services. Today, it is one of the few surviving structures that reflect the village's early commercial landscape.

Commercial History of South Holland

South Holland began in 1846 as De Laage Prairie, a Dutch agricultural enclave settled along the Little Calumet River about 20 miles south of Chicago's Loop. Residents first practiced largely self-sufficient farming before turning to market gardening for the Chicago produce trade, hauling vegetables to the city's South Water Street Market by horse and wagon. The small settlement still contained only two general stores as late as 1869, when Pieter De Jong successfully petitioned the federal government to house a post office in his shop. This step prompted the renaming of the village to South Holland, a nod to the home province of its early settlers. Substantial commercial growth did not begin until the village's agricultural economy had matured in the decades after the Civil War, bolstered by the construction of railroad lines and the development of the onion set industry. By the late nineteenth century, South Holland had become regionally known for its cultivation of onion sets (small, immature onions grown for replanting) and the commercially valuable crop helped support the village's growing downtown.

The downtown business district took shape along what was then called Chicago Street (today's South Park Avenue) running in either direction of the bridge over the Little Calumet River. The first Macadamized roads in the village were laid around this corridor in the 1880s, a clear sign that this stretch had already been recognized as the village's main commercial thoroughfare. The businesses that lined it reflected the needs of a Dutch farming community: general stores, a bank, farm supply shops, a blacksmith, and similar small businesses popped up, as did industrial operations including a syrup distillery and a lumber and coal yard (the latter of which was operated for some time by John Shilling).

An 1891 fire insurance map shows that Shilling's merchandising business began as a small complex of wood frame buildings on Chicago Street that housed various functions, including a meat market, slaughterhouse, icehouse, and farm supplies. By 1912, when Shilling constructed his brick shop building that still stands today, the area was well-established as the village's commercial heart. Buildings on the corridor varied considerably in construction and appearance, with wood frame and brick commercial buildings standing alongside later concrete block and mid-century retail development.

Following World War II, South Holland underwent a substantial transformation from an agricultural village into an automobile-oriented suburban community. As new highways and regional road improvements reshaped patterns of development in the south suburbs, commercial activity gradually expanded beyond the historic downtown corridor along South Park Avenue. New shopping centers, gas stations, restaurants, and retail strips emerged along major arterial roads,

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particularly near Route 6 and interstate highway interchanges, reflecting changing consumer habits and increasing reliance on the automobile. While the older downtown remained an important civic and commercial center, the village's postwar growth dispersed business activity across a wider suburban landscape and introduced new building forms and commercial styles (particularly the now-ubiquitous strip malls) that differed markedly from the earlier compact, pedestrian-scaled business district.

These changes illustrate the broader evolution of South Holland from a small Dutch farming settlement into a suburban community. As redevelopment, modernization, and shifting commercial patterns altered much of the original downtown business district during the twentieth century, relatively few early commercial buildings survived along South Park Avenue. The Shilling Building therefore stands as a rare surviving remnant of the village's historic commercial corridor, reflecting the scale, character, and mixed-use nature of the buildings that once defined South Holland's traditional downtown.

John Shilling

Shilling was a notable figure in South Holland's development, shaping both its economy and civic structure. Born in Chicago in 1851 to Dutch immigrant parents, he moved to South Holland as a child and worked various jobs, including farming, blacksmithing, and produce dealing, before establishing himself as a businessman. In 1881, he constructed his first market building and later expanded his ventures into road and bridge construction, lumber sales, and coal distribution. Shilling's entrepreneurial spirit was matched by a commitment to civic service – when South Holland was incorporated in 1894, he was elected as its first Village President. After his two-year term, he continued to serve as Thornton Township's Collector for nearly two decades.

Following John Shilling's death in 1924, his sons Butch and Rollin Shilling took over operations, continuing the building's function as a meat market and grocery store. By 1927, Casey Paarlberg had taken ownership of the building and added a grocery selection to the store. Over the following decades, the building remained a vital part of South Holland's small commercial district, housing various small businesses. In 1936, Henry and James Gouwens – the latter of whom also served as South Holland's mayor from 1935 to 1957 – began operating a feed, seed, and hardware business from the south section of the building. A year later, William J. Gouwens bought out his brother James, and he and Henry continued operating the store under the name Gouwens Bros Farm Supply, while James focused on selling J.I. Case Farm Implements.

From the mid-1950s through 1968, the business was known as Gouwens Hardware & Farm Supply, until the store changed ownership when Walter Wodarzyk purchased it and renamed it South Holland Hardware. This period coincided with a broader shift in South Holland's commercial district. The construction of the nearby Calumet Expressway in 1951 initiated a gradual movement of retail activity away from South Park Avenue, as strip malls and auto-oriented shopping developments were established along Route 6 (162nd Street). As new commercial development concentrated near the expressway, the village's historic business district experienced a corresponding decline. Despite this shift, the Shilling Building continued to operate as a local hardware and farm supply store. In 1977, Clarence Brouwers acquired the business, rebranding it as Brouwers (True Value) Hardware. In 2003, Brouwers sold the building and business to Donald Dale Ter Haar, Jr., who continued operating it as a hardware store. Today, the business remains in the Ter Haar family, with Jacob Ter Haar managing operations. Through these transitions, the Shilling Building has continuously served as a retail store for over a century.

The Shilling Building represents both the early development and the broader commercial history of South Holland, having housed a variety of small businesses that served the surrounding area from its origins as a small agricultural community to the suburb it is today. The building's continued presence within South Holland's greatly diminished historic downtown underscores its importance as a rare, tangible link to the village's early business district. Despite changes over time, the Shilling Building remains a testament to South Holland's commercial past, reflecting both the legacy of John Shilling and the economic history of the community. Its eligibility under Criterion A is based on its direct association with South Holland's early commerce, making it an important landmark in the village's historic built environment.

Criterion C: Architecture

The Shilling Building is significant under Criterion C (Architecture) as a representative example of early twentieth century vernacular commercial architecture in South Holland, embodying the characteristics of the two-part commercial block. This building type, identified in *The Buildings of Main Street: A Guide to American Commercial Architecture*, refers to a common building composition of a ground floor storefront with a separate upper story used for residential, office, or storage space. It is characterized by a distinct horizontal division between the public commercial space at street level and

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the more private secondary spaces above, typically expressed through differences in materials, fenestration, and/or ornamentation. This compact and efficient building form was widely used in the early twentieth century in downtown areas in small towns and urban neighborhoods alike, as it could accommodate multiple uses within a single structure where space was often at a premium. It was particularly well-suited for small business owners, allowing them to operate their establishments while residing on-site or renting out upper-story units for additional income.

Constructed in 1912, the Shilling Building exhibits many hallmarks of this commercial vernacular form. The two-story, rectangular brick building displays a clearly defined two-part composition, reinforced by a limestone belt course that separates the two floors. The retail function at street level is conveyed by large display windows designed to maximize natural light and visibility into the storefronts, while smaller rectangular windows on the second floor signal the more private nature of that level. Modest design accents, namely the limestone windowsills and lintels, are applied similarly to both floors, providing cohesion throughout the entire façade.

Within South Holland, the Shilling Building is one of the few remaining examples of this building type, as much of the village's early commercial fabric has been altered or demolished as commercial activity shifted away from the historic business district to new corridors. Along South Park Avenue, where other buildings once formed a continuous commercial streetscape, only a few historic examples remain. The closest extant comparison is located one block away at 16126 South Park Avenue, a brick two-part commercial block building that historically featured brick and limestone detailing quite similar to the Shilling Building; those details have since been removed and the façade refaced in modern brick with minimal ornamentation. In this context, the Shilling Building stands out as a locally rare intact example of a two-part commercial block that largely retains its historic form, massing, and key architectural features. More broadly, it is consistent with similar early twentieth century commercial-residential structures found in small towns and suburban commercial corridors throughout Illinois and the Midwest.

As one of the few early buildings that remain in South Holland's historic downtown, the Shilling Building is a locally rare surviving example of early twentieth century vernacular commercial architecture, specifically the two-part commercial block. The building clearly expresses this form through its glass storefronts and the horizontal division between the ground floor commercial space and upper-story residential units. Along with its restrained brick and limestone detailing, these features reflect the practical and efficient design typical of small-town commercial construction during this period. The building's continuous use as a retail store further reinforces its historic function and underscores its importance as a well-preserved example of South Holland's early downtown development and of the two-part commercial block form.

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9. Major Bibliographical References

Bibliography

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Steinweg, Carrie Elizabeth. *Images of America: South Holland*. Arcadia Publishing, 2003.

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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: _____

Historic Resources Survey Number (if assigned):

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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)

Latitude/Longitude Coordinates

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

1 41.603228 -87.607590 _____
Latitude Longitude

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

The property is bounded by South Park Avenue on the east, a city-owned access drive on the west, and the lot lines for adjacent parcels to the north and south. The legal address for the property is: Lot 8 in County Clerk's Division of the unsubdivided lands S. of the Calumet River in the Southwest ¼ of Section 15, Township 38, Range 14 East of the 3rd Principal Meridian in Cook County, Illinois.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries have been selected based on the existing and historical boundaries of the property.

11. Form Prepared By

name/title Annabelle Grish / Cultural Resource Specialist date 2/14/2025
organization AltusWorks, Inc. telephone (773) 545-1870
street & number 211 N. Clinton Street, Suite 3S email agrish@altusworks.com
city or town Chicago state Illinois zip code 60661

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **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: Shilling Building
City or Vicinity: South Holland
County: Cook **State:** Illinois
Photographer: Annabelle Grish
Date Photographed: November 4, 2024 and April 21, 2025

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

- Photo 1 of 17:** Primary (east) façade; looking west
- Photo 2 of 17:** South elevation and side parking lot; looking northwest
- Photo 3 of 17:** Rear (west) and south elevations, rear yard, and shed; looking northeast
- Photo 4 of 17:** Rear (west) and north elevations, rear yard, one-story addition, and stair enclosure; looking southeast
- Photo 5 of 17:** North elevation and stair enclosure; looking southeast
- Photo 6 of 17:** Basement; looking east
- Photo 7 of 17:** First floor north retail space; looking northwest
- Photo 8 of 17:** First floor north retail space; looking east
- Photo 9 of 17:** First floor north retail space – ceiling detail; looking southeast
- Photo 10 of 17:** First floor south retail space; looking southwest
- Photo 11 of 17:** First floor south retail space; looking northwest
- Photo 12 of 17:** First floor south retail space; looking southeast
- Photo 13 of 17:** First floor addition; looking northwest
- Photo 14 of 17:** Second floor apartment; looking west
- Photo 15 of 17:** Second floor apartment; looking west
- Photo 16 of 17:** Second floor of stair enclosure; looking northeast
- Photo 17 of 17:** Second floor apartment; looking southwest

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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National Park Service

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Name of Property

Cook County, Illinois

County and State

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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 documents should be inserted with the top toward the top of the page.)

Figure 1: GIS Location Map

Figure 2: Local Location Map

Figure 3: Site Plan / Photo Location Map

Figure 4: Floor Plan – Basement / Photo Location Map

Figure 5: Floor Plan – First Floor / Photo Location Map

Figure 6: Floor Plan – Second Floor / Photo Location Map

Figure 7: Fire Insurance Maps

Figure 8: South Holland's Business District, circa 1915

Figure 9: John Shilling at his meat market, date unknown

Figure 10: Portrait of John Shilling, date unknown

Figure 11: Interior of the Shilling Building, circa 1930

Figure 12: Interior of the Shilling Building, circa 1940s

Figure 13: Exterior of the Shilling Building, circa 1990s

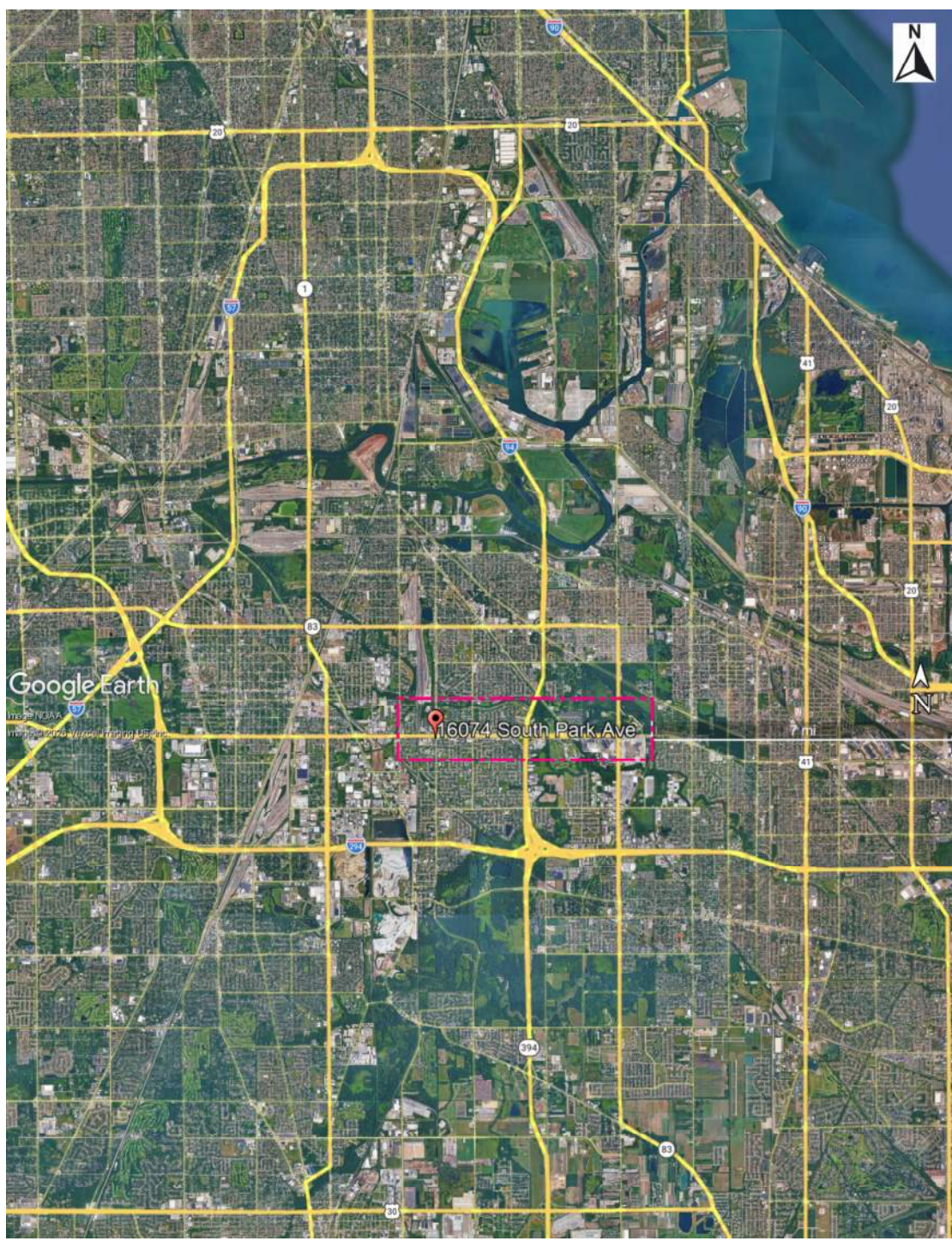
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Figure 1: GIS Location Map



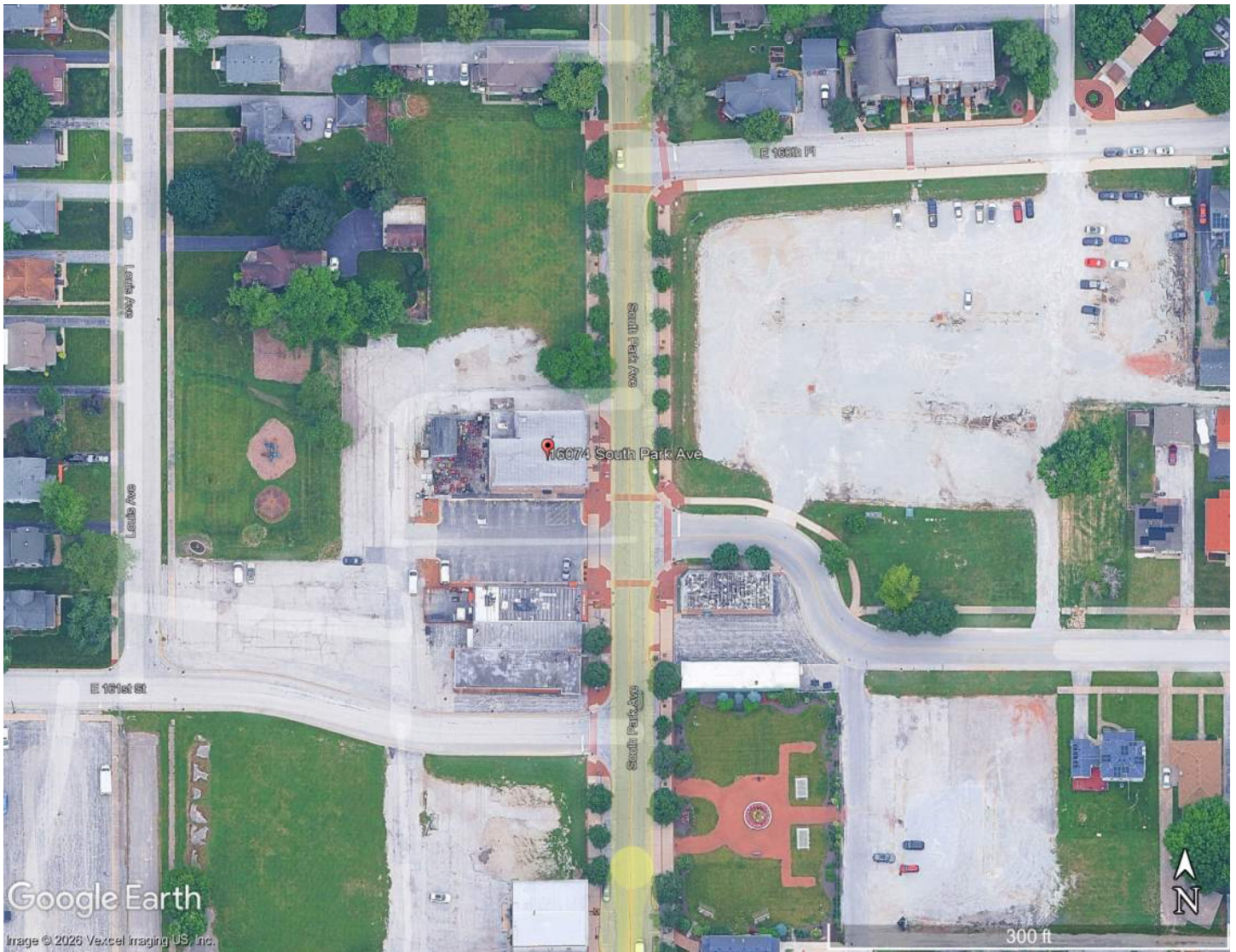
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Figure 2: Local Location Map



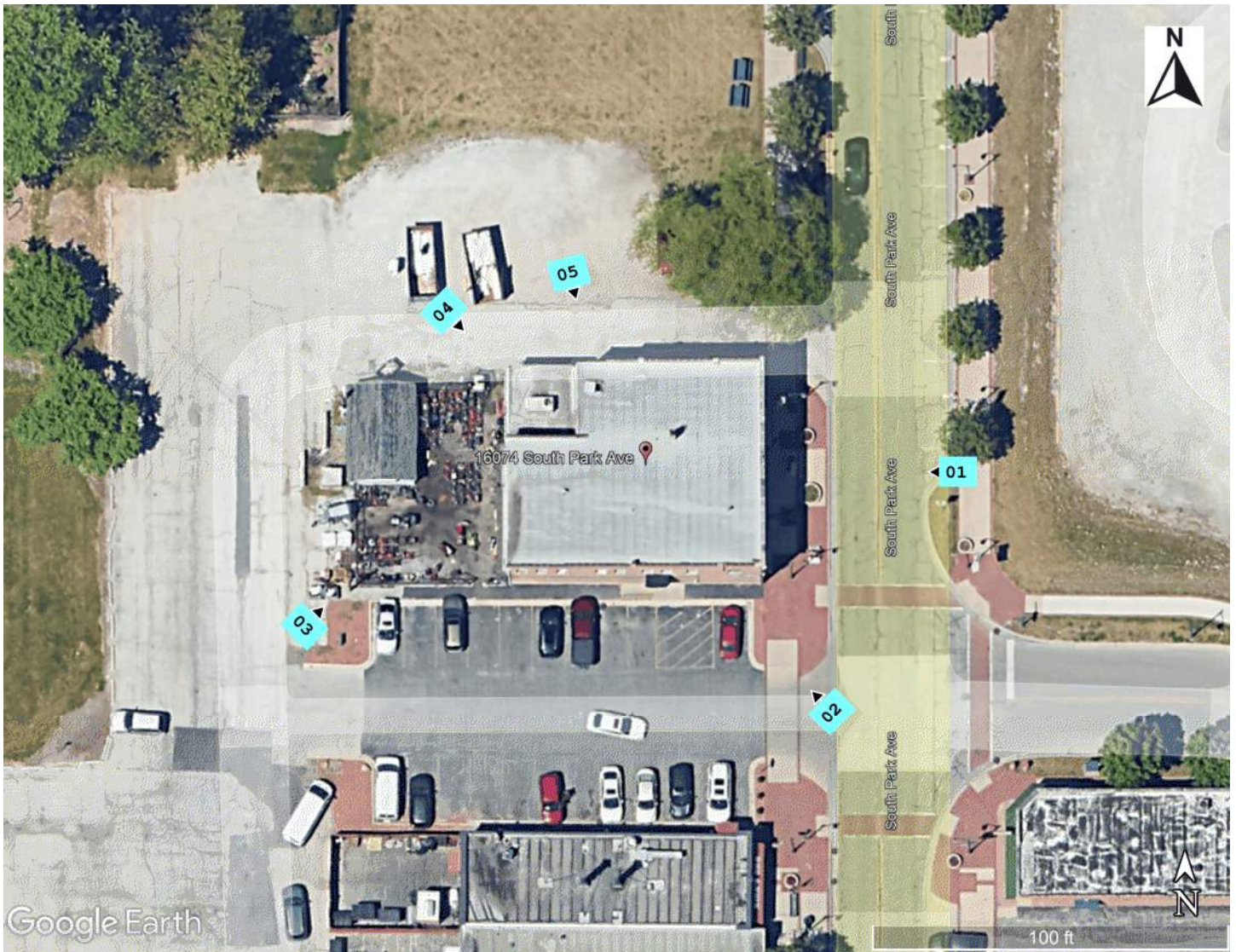
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Figure 3: Site Plan / Photo Location Map



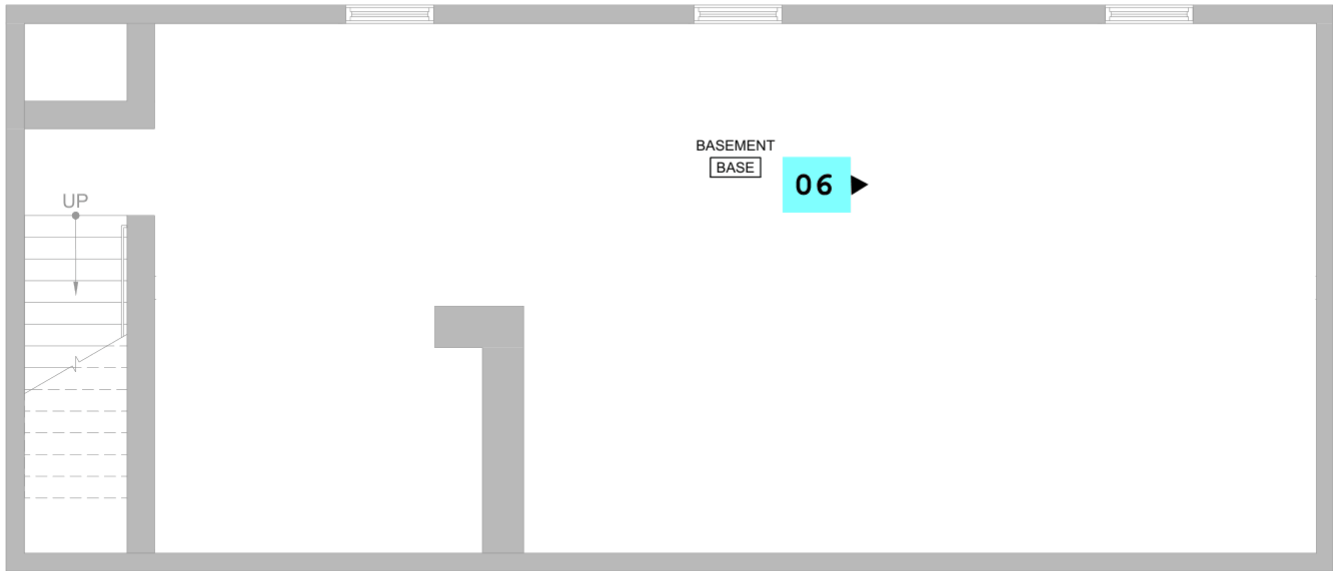
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Figure 4: Floor Plan – Basement / Photo Location Map



1

BASEMENT FLOOR PLAN - EXISTING

SCALE: N.T.S.

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Figure 5: Floor Plan – First Floor / Photo Location Map



1 FIRST FLOOR PLAN - EXISTING
SCALE: N.T.S.

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Figure 6: Floor Plan – Second Floor / Photo Location Map



1 SECOND FLOOR PLAN - EXISTING
SCALE: N.T.S.

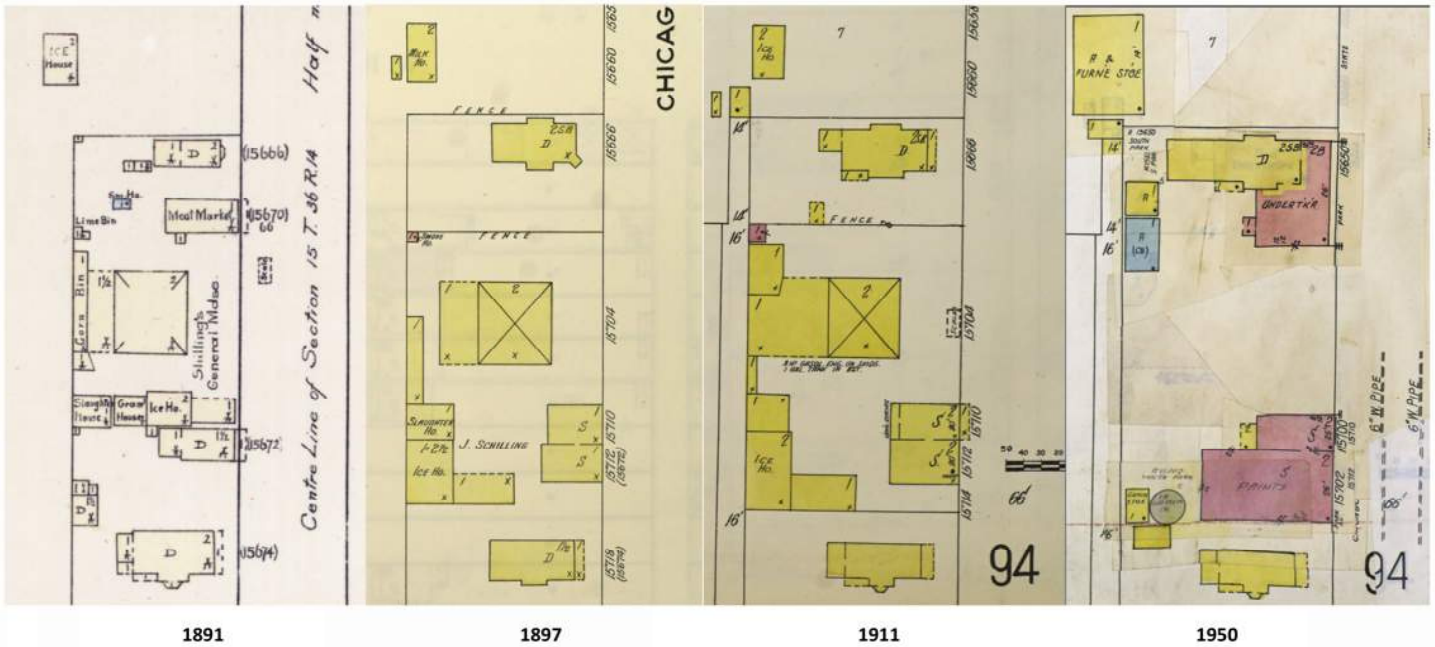
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Figure 7: Fire Insurance Maps (cited in Bibliography) showing changes at and around the Shilling property over multiple decades. The existing brick Shilling Building is present on the map updated to 1950. All other structures shown on these maps are no longer extant.



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Figure 8: South Holland's Business District circa 1915. This photo shows South Park Avenue (then called Chicago Street) as it appeared around the time of the Shilling Building's construction. The brick building on the right is the still-extant 16126 South Park Avenue, which was originally quite similar in style to the Shilling Building. *Photo courtesy of the South Holland Historical Society.*



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Figure 9: John Shilling at his meat market, date unknown. *Photo courtesy of the South Holland Times.*



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Figure 10: Portrait of John Shilling portrait, date unknown. *Photo courtesy of the South Holland Historical Society.*



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Figure 11: Shilling Building interior, circa 1930. This photo shows the north shop space, as evidenced by the pressed metal ceiling tiles. The man at the counter is suspected to be Casey Paarlberg. *Photo courtesy of the South Holland Historical Society.*



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Figure 12: Shilling Building interior, circa 1940s. The man at the counter is believed to be William Gouwens. *Photo courtesy of the South Holland Historical Society.*



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Figure 13. Shilling Building exterior, circa 1990s. *Photo courtesy of Jacob Ter Haar.*



Property name: Shilling Building
Illinois, County: Cook

Photo 1 of 17: Primary (east) façade; looking west



Property name: Shilling Building
Illinois, County: Cook

Photo 2 of 17: South elevation and side parking lot; looking northwest



Property name: Shilling Building
Illinois, County: Cook

Photo 3 of 17: Rear (west) and south elevations, rear yard, and shed; looking northeast



Property name: Shilling Building
Illinois, County: Cook

Photo 4 of 17: Rear (west) and north elevations, rear yard, one-story addition, and stair enclosure; looking southeast



Property name: Shilling Building
Illinois, County: Cook

Photo 5 of 17: North elevation and stair enclosure; looking southeast



Property name: Shilling Building
Illinois, County: Cook

Photo 6 of 17: Basement; looking east – showing original timber support columns, floor support beams, and joists



Property name: Shilling Building
Illinois, County: Cook

Photo 7 of 17: First floor north retail space; looking northwest



Property name: Shilling Building
Illinois, County: Cook

Photo 8 of 17: First floor north retail space; looking east



Property name: Shilling Building
Illinois, County: Cook

Photo 9 of 17: First floor north retail space – ceiling detail; looking southeast



Property name: Shilling Building
Illinois, County: Cook

Photo 10 of 17: First floor south retail space; looking southwest



Property name: Shilling Building
Illinois, County: Cook

Photo 11 of 17: First floor south retail space; looking northwest – showing doorway to north retail space



Property name: Shilling Building
Illinois, County: Cook

Photo 12 of 17: First floor south retail space; looking southeast



Property name: Shilling Building
Illinois, County: Cook

Photo 13 of 17: First floor addition; looking northwest



Property name: Shilling Building
Illinois, County: Cook

Photo 14 of 17: Second floor apartment; looking west – showing wooden colonnade room divider



Property name: Shilling Building
Illinois, County: Cook

Photo 15 of 17: Second floor apartment; looking west – showing built-in kitchen cabinets



Property name: Shilling Building
Illinois, County: Cook

Photo 16 of 17: Second floor of stair enclosure; looking northeast – showing former exterior wall and openings



Property name: Shilling Building
Illinois, County: Cook

Photo 17 of 17: Second floor apartment; looking southwest – showing existing condition of second floor spaces where drywall and finishes have been removed

