

104 E. Beaufort Street (Commercial Building)
Normal
McLean County
Illinois

HABS No. IL-1262

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
601 Riverfront Drive
Omaha, NE 68102

HISTORIC AMERICAN BUILDINGS SURVEY
104 E. BEAUFORT STREET (COMMERCIAL BUILDING)

HABS No. IL-1262

- Location: 104 E. Beaufort Street, Normal, McLean County, Illinois
- Present Owner/
Occupant Uptown Trail East, LLC
- Present Use: Vacant
- Significance: The two-story commercial building at 104 E. Beaufort Street in Normal, Illinois has been determined eligible for listing to the National Register of Historic Places by the Illinois State Historic Preservation Office as an intact, representative example of the brick commercial blocks constructed along the 100 block of E. Beaufort Street and the 100 and 200 blocks of North Street in the late nineteenth and early twentieth centuries. The building retains its original cast-iron storefront structure, and the façade features a distinctive three-sided bay window above the storefront level.
- Historians: Lara Ramsey and Emily Ramsey, Ramsey Historic Consultants, Inc.
- Project Information: This project was undertaken in compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420). This building was recorded as a stipulation of the Memorandum of Agreement between Uptown Trail East, LLC, and the Illinois State Historic Preservation Office the demolition of the building and redevelopment of the parcel.

Part I: Historical Information

A. Physical History:

1. Date of erection: ca. 1891
2. Architect: Unknown
3. Original and subsequent owners, occupants, and uses:

Original and subsequent owners and occupants for 104 E. Beaufort Street were researched using Bloomington and McClean County city directories and local newspaper advertisements and articles. Based on this research, the original occupant of 104 E. Beaufort Street was Harvey W. Clark, who operated a meat market out of the building between ca. 1891 and 1895. Subsequent occupants and owners include:

ca. 1891-1895:	Harvey W. Clark, original occupant (meat market)
1895-ca. 1900:	E. C. Bliss, occupant (commission merchant)
ca. 1913:	F. Cufande, occupant (meat market)
ca. 1914-ca. 1917:	B. V. Menderds, occupant (barber shop)
ca. 1917-ca. 1920:	J. C. Calimese, occupant (barber shop)
ca. 1920-ca. 1930:	Vernon Evelsizer, occupant (meat market)
ca. 1930-ca. 1933:	Howard Innis, occupant (restaurant)
ca. 1933-ca. 1935:	Stanley Riordin, occupant (restaurant)
ca. 1935-ca. 1970:	George J. and George F. McIntosh, occupants (electrical appliance sale and repair shop)
1975:	Wrench Printing, occupant
1979-1981:	Orientiques, occupant (specialty shop)
1981-1986:	Body 'n Soles, occupant (athletic clothing store)
1986:	Michael's Hair Salon, occupant

1996:	Good Scents, Ltd., occupant (perfumery)
2006-2018:	Town of Normal, owner
2011-2018:	The Pod, occupant (specialty store)
2018-present:	Uptown Trail East, LLC, owner

4. Builder, contractor, suppliers: Unknown

5. Original plans and construction: No original plans for the building were found during research.

6. Alterations and additions:

A 1934 photograph of Beaufort Street shows the building at 104 E. Beaufort Street with an elaborate parapet that extended across the full width of the front (southeast) façade and the full length of the southwest side.¹ The parapet was removed sometime between 1934 and 1958 and replaced with the current brick parapet.² The columns and window openings at the storefront level on the front façade appear to be historic. The wood bulkhead below the storefront windows has been replaced with painted plywood. The storefront door is a non-historic replacement door with triangular panels and a nine-light upper light; the original door opening was downsized slightly when the new door was installed.

The first floor of the southwest side was at one time obscured by a one-story commercial building erected sometime after 1907.³ Sanborn maps from 1953 show that an enclosed staircase was located between the buildings and extended northwest along the southwest side of 104 E. Beaufort Street, terminating at an entrance to the second-floor apartment on at the center of the southwest side. The second-story window located northwest of the southeast window opening on the southwest side was partially infilled with brick to allow for the construction of the staircase. The one-story building was demolished sometime after 1990; the staircase was also demolished at that time, and the entrance to the second-floor

¹ Photograph of Downtown Normal, McLean County History Museum.

² Photograph of Illinois State Normal University Homecoming Parade, 1958.

(<https://mchistory.org/blog/illinois-state-normal-university-homecoming-parade-october-25-1958>).

³ Sanborn Map Company. *Insurance Maps of Bloomington, Illinois* (New York: Sandborn-Perris Map Co., 1901), Sheets 35-36; Sanborn Map Company, *Insurance Maps of Bloomington, Illinois* (New York: Sanborn Map Co., 1907), Sheet 68.

apartment was bricked in.⁴ The exterior brick on the first story of the southwest side has been painted, as has the angled section at the center of the second story that was previously covered by the enclosed staircase. A mural consisting of colorfully painted panels, each designed by a different artist, was installed on the first story of the southwest side in 2011. The second story of the northwest end of the southwest side has been parged and painted.

Alterations to the rear of the property include a one-story frame addition with a flat roof and parged exterior walls. Sanborn Fire Insurance Company maps show that the building originally featured a one-story frame ell extending from the rear of the two-story building, which was not uncommon for commercial blocks built in the late nineteenth and early twentieth centuries. Permit research indicates that the rear one-story section was re-built in the 1960s, and again in 2007.⁵ The rear wood stairs that lead to the rear entrance to the second-story apartment were constructed in 2008.⁶

Over its 130-year history, the interior first-floor storefront space has been altered on numerous occasions as the space was taken over by new tenants. At the time field work was conducted, most of the interior wall and ceiling materials had been removed from the southeast storefront space. A dropped ceiling and powder room at the northwest end of the space are recent alterations, and were likely installed by the last tenant, who occupied the first floor of the building between 2011 and 2018. Original window openings located along the southwest wall of the one-story rear addition have been bricked in, and materials within the addition are not historic.

The basement level of the building has been partially finished, with materials that appear to date from the mid-twentieth century. Asbestos tile covers the floors in both the northwest and southeast rooms of the basement level. The southeast room, as well as a small storage room at the north corner of the basement, have dropped ceilings with acoustical tiles. The southeast room also features engineered wood paneling on all but the southwest wall that was likely installed in the mid-twentieth century.

Alterations to the plan of the second-floor apartment appear to be limited to the original front (southeast) room of the apartment which has been divided into a

⁴ Carl Ekberg, Ann Malone, and William Walters, *The Legacy: A Survey of the Historical Architecture of the Town of Normal* (Normal, IL: Town of Normal, 1990), 78.

⁵ Normal Building Department, Permit #1603, October 24, 1969; Normal Building Department, Permit #07-00001625, December 3, 2007.

⁶ Normal Building Department, Permit #08-00000978, September 7, 2008.

smaller living space and second bedroom, which was added to the north corner of the original room. The historic primary entrance to the apartment, located along the southwest wall of the hallway that extends along the southwest side of the floor, although bricked in, retains its historic wood casing and door. The doorway between the hallway and kitchen, as well as the doorway to the historic center bedroom, feature original casings with bullseye blocks and single-light transom windows. The opening between the hallway and the front room of the apartment features replacement trim. Walls in the non-historic southeast bedroom and the center bedroom are covered with narrow wood siding that has been painted. The historic wood floors appear to be intact through most of the apartment but have been covered with vinyl or carpet tiles. Fixtures in the kitchen and bathroom at the rear of the apartment are not historic.

B. Historic Context:

Early History of McClean County

Prior to the European exploration, the land that is now McClean County was home to the Mississippians, a native civilization whose settlements spread across the southeastern and midwestern United States. Emerging around 700-800 CE, the Mississippian civilization developed into an increasingly agrarian society organized into a satellite of settlements linked to larger trading and ceremonial complexes, which were marked by large earthworks called “mounds.”⁷ Cahokia, located in what is now southern Illinois near St. Louis, served as the central settlement site for the Mississippians in the Midwest.

By the time European exploration reached what is now Illinois, Mississippian society was in decline, weakened by “increasing warfare, political turmoil, and population movement.”⁸ Diseases like smallpox and measles brought by these explorers hastened the collapse of the Mississippians, who were replaced in this area by other tribes, including the Fox (Mesquakie/Meskwaki), Sauk (Sac), Potawatomi, Illini, and Kickapoo.⁹

Residing in Wisconsin in the mid-1600s, the Kickapoo moved south in the early eighteenth century under pressure by the Sioux and Iroquois tribes. In 1730, the tribe joined with other local tribes to aid the French in its siege against the Fox tribe at their fort along the Sangamon River, located in what is now eastern McClean County. The coalition’s victory forced the Fox back to Wisconsin, and the Kickapoo became the

⁷ “Mississippian Culture,” Britannica website (<https://www.britannica.com/topic/Mississippian-culture>).

⁸ “Mississippian Culture,” (https://en.wikipedia.org/wiki/Mississippian_culture).

⁹ “Siege of the Fox (Mesquakie),” McClean County History Museum website (<https://www.mchistory.org/research/fox-fort-site.php>).

dominant tribe in central Illinois. In the 1750s, the members of the tribe built the Grand Village of the Kickapoo near what is now LeRoy in McLean County. The tribe continued to inhabit the village through the early 1800s, where they put up continued resistance to the encroachment of the United States government and white settlement. In response to tribal members from Grand Village joining to fight against the United States during the War of 1812, territorial governor Ninian Edwards dispatched Illinois Rangers to the village in May 1813 to loot and burn the settlement.¹⁰ While several bands of the Kickapoo signed treaties with the United States in the years following the war and were forced to land farther west, the band that included those living at Grand Village, led by Chief Mecina, continued their resistance to American encroachment. A 1924 history of McLean County recounts Mecina's visit to "Blooming Grove," the new settlement among a timber grove approximately four miles southeast of present-day Bloomington in the early 1820s:

...he appeared at the settlement one day and gave them a warning in his symbolic language that they must leave the country soon. This he did by throwing leaves into the air and letting them fall, indicating that the whites must not remain after the leaves on the trees should fall in the autumn. The warning was not headed. .

.¹¹

By the late 1820s, members of the Mecina band had largely left McLean County; some members split with Mecina to join the Sauk chief Black Hawk in his attempt to reclaim the land in western Illinois taken in the 1804 Treaty of St. Louis, while others left to join the Kickapoo prophet Kennekuk.

The first permanent white settlers in the area, John Hendrix and John M. Dawson, relocated their families from Ohio, and in 1822 built cabins at Blooming Grove.¹² More settlers soon followed, and by the time McLean County was organized in December 1830, there were "50 families living in and around Blooming Grove."¹³ The following year, local landowner James Allin platted the town of Blooming Grove, and offered the first tracts at auction on July 4.¹⁴ The town, later renamed Bloomington, was chosen as the county seat.

¹⁰ "Grand Village of the Kickapoo," McLean County Museum of History Local History Topics for Students website (<https://studymchistory.omeka.net/exhibits/show/grandvillageofthekickapoo/kickapoosummary/summary>).

¹¹ Jacob L. Hasbrouck, *History of McLean County, Illinois, Volume One* (Topeka: Historical Publishing Company, 1924), 67.

¹² *Ibid.*, 69.

¹³ *Ibid.*, 86.

¹⁴ *Ibid.*

Jesse Weldon Fell (1808-1887) and Founding North Bloomingdale

Among the most important names associated with the early history of the town of Normal is that of Jesse Weldon Fell (1808-1887), a prominent local businessman and developer. Born in 1808 in rural Pennsylvania, Fell briefly relocated to Steubenville, Ohio before continuing west to Illinois, opening the first law office in Bloomington, the county seat of newly formed McLean County, in the spring of 1833.¹⁵ Fell's law career in Bloomington was short, and his appointment as the county's Commissioner of Schools the following year "introduced him to the venture of buying and selling land which he enjoyed much more than being a teacher or lawyer." In 1835, Fell sold his law practice and began working as a land speculator, and through his early career, he assisted in the development of several towns in central Illinois, including Clinton, Decatur, Pontiac, and Lexington.¹⁶

While in Vandalia lobbying against the annexation of parts of McLean County by neighboring counties in the winter of 1834-1835, Fell met Abraham Lincoln, who was then serving as a Whig legislator representing Sangamon County.¹⁷ Fell and Lincoln became close friends and Fell supported and advised Lincoln through his rising political career. An early member of the Republican Party, which formed in 1854 in opposition to the expansion of slavery through the U.S. territories, Fell promoted Lincoln as the party's nominee for U.S. Senate against Democratic candidate Stephen A. Douglas in 1858. After Lincoln's loss to Douglas, Fell encouraged Lincoln to run for president, and actively worked to help secure the Republican nomination in 1860.¹⁸

After several successful years as a land speculator, Jesse Fell was bankrupted by the Panic of 1837, and returned to law in the early 1840s before establishing a farm in the rural area north and east of Bloomington (the future site of the Town of Normal) in 1844. In 1845, he purchased a fruit farm in Payson, Illinois, and spent several years there managing the farm before returning to Bloomington in 1851 to become the co-editor and co-owner of *The Bloomington Intelligencer* (which later became *The Pantagraph*).¹⁹ In the early 1850s, Fell was instrumental in lobbying for the construction of the Chicago and Alton Railroad line through the Bloomington area. The line reached Bloomington in October 1853, just five months after the completion of the Illinois Central Railroad

¹⁵ Anthony Bowman and Candace Summers, "Jesse Weldon Fell (1808-1887), biography compiled for the McLean County History Museum, 2009-2010, (<https://www.mchistory.org/perch/resources/biographies/jesse-fell-1997-2007-2009-1.pdf>).

¹⁶ Jesse W. Fell," *Chicago Daily Tribune*, February 26, 1887, 2.

¹⁷ "Jesse Whedon Fell, 1808-1887."

¹⁸ *Ibid.*

¹⁹ *Ibid.*

through the city.²⁰ The intersection of the two lines was completed by the following year and was located approximately two miles north of Bloomington.²¹

The creation of this intersection was of particular interest to speculators who saw the opportunity to extend development north of Bloomington. Joseph Parkinson, a physician from Pennsylvania who owned approximately 80 acres of land in the area, had sold the rights-of-way for the Illinois Central and Chicago and Alton railroad lines in the early 1850s. On June 7, 1854, Parkinson filed a survey for a new town centered on the intersection of the lines, called “North Bloomington.”²² Although Jesse Fell cannot be credited with platting the town, he is widely considered its founder, in large part because of his outsized role in promoting and developing it in its early years. Fell purchased numerous parcels in town for development, including a generous fifteen-acre lot bound by the Chicago & Alton Railroad, Broadway Avenue, and Vernon Avenue on which he built his family estate, called Greenwood.²³ Fell also purchased additional land north and west of the town limits from Parkinson, which was platted as the first addition to North Bloomington in 1857.²⁴

Illinois State Normal University

Jesse Fell’s most important contribution to the development of Normal was in helping to bring the State of Illinois’ first publicly funded institution of higher education to the town in 1857. In February of that year, the state’s newly created Board of Education was tasked with establishing a normal school as a training ground for the state’s teachers, with the understanding that the school would eventually be expanded to a full public university with additional colleges surrounding the normal school.²⁵ The board organized a committee to receive proposals from various towns in the state, and Fell, who had for several years been “laboring with some prospects of success, to establish at North Bloomington a college or seminary of learning,” used his money and connections to ensure that town would be selected.²⁶ He drafted Abraham Lincoln to draw up a bond “signed by the ‘responsible citizens’ of Bloomington who had donated land or money for

²⁰ Finding Aid for the Chicago & Alton Railroad Miscellaneous Collection, McLean County Museum of History, (<https://mchistory.org/research/finding-aids/collection/chicago-alton-railroad-miscellaneous>).

²¹ “Jesse Whedon Fell, 1808-1887.”

²² Mary Ann Ford, “North Bloomington Just a Normal Town,” *Pantagraph* (Bloomington, IL), June 25, 2000, p. A10. Many histories of Normal mistakenly attribute the initial survey of the Town of North Bloomington to Jesse Fell.

²³ Bill Kemp, “Page from Our Past: Normal’s Rich Past Dealt Blow with Razing of Fell House in 1980.” *Pantagraph* (Bloomington, IL), July 29, 2018 (https://www.pantagraph.com/news/local/pfop-normal-s-rich-past-dealt-blow-with-razing-of-fell-house-in-1980/article_d8358b93-107a-50ae-85fa-6fdb599a5aeb.html).

²⁴ *Ibid.*

²⁵ *The History of McClean County, Illinois* (Chicago: William Le Baron, Jr. & Co., 1879), 428.

²⁶ *Ibid.*, 426.

the school,” with Fell as its largest single contributor.²⁷ The large sum that Fell raised (\$141,725, nearly double that of the next highest bid in Peoria), along with the proposed site’s close proximity to the Illinois Central and Chicago-Alton lines, swayed the board, which selected North Bloomington as the location for the normal school in the summer of 1857.²⁸ Due to the financial crisis in September of 1857, work on the buildings comprising the original campus of the school were not completed until early 1861, and classes were initially held in Major’s Hall in Bloomington until the completion of the main campus building in fall 1860.²⁹

The initial hope of Fell and other citizens involved in bringing the school to Normal was that it would expand “into a complete University” with “an agricultural school made a part of its system, with a model farm connected with it and located as part of the beautiful tract of land donated with the site.”³⁰ In 1867, they attempted to do just this, putting in a bid for McClean County as the site for the state’s first industrial university under the Morrill Land-Grant Colleges Act, which would be built adjacent to the normal school. Although Normal lost the bidding war for the university to Urbana, the establishment of the Illinois State Normal University sparked the town’s first population boom and helped to transform it from an insignificant satellite of Bloomington into “a reality, distinct and separate. . . with definite aims of its own.”³¹ By 1865, the year that it was incorporated and re-named as Normal, the town had over 1,000 inhabitants; it had changed so drastically in this short period that, when Richard Hovey, the first head of the Normal University, came back from serving in the Civil War, “it was said that he stepped from the train, failed to recognize his hometown, and tried to reboard the rail car. Only with difficulty did the conductor manage to persuade the former head of the teacher’s school that this was indeed his destination.”³² A mere five years later, the town boasted a population of approximately 2,500, and was home to the newly completed Soldiers’ Orphans’ Home, an institution established by the State of Illinois to house and educate “indigent children of soldiers who have served in the armies of the Union. . . and have been disabled from disease or wounds therein or have died or been killed in said service.”³³

²⁷ “Jesse Whedon Fell, 1808-1887.”

²⁸ *Ibid.*

²⁹ *History of McClean County, Illinois* (1879), 435.

³⁰ *Pantagraph* (Bloomington, IL), September 30, 1857, 2.

³¹ *History of McClean County, Illinois* (1879), 74.

³² *The Legacy*, 74.

³³ *Ibid.*; Hasbrouck, 114; *Public Laws of the State of Illinois, Passed by the Twenty-Fourth General Assembly, Convened January 2, 1865* (Springfield, IL: Baker & Phillips, Printers, 1865), 77.

Early Commercial Development in Downtown Normal

Like the town as a whole, Normal's central business district also remained largely undeveloped in the first decade after its founding. The author of the 1879 *History of McClean County, Illinois*, vividly describes the area as "a beautiful grass plat, remarkably smooth, looking in some respects like the village green an Eastern town." He goes on to recount:

In the month of June, 1858, the Normal students had an excursion to view the site of the future seat of learning, and on their return the young men had a game of ball on the green grass where we now see the business part of town, and the site was one of the best that could possibly be imagined for that purpose. The writer has a distinct and vivid remembrance of the scene, and to his mind the view was one of the most charming ever met. He watched the game as a spectator, and remembers wondering whether the town would ever grow enough to encroach upon what was then called by the students the "ball-ground." This spot was covered only with grass as late as 1863.³⁴

Even with the arrival of the Illinois State Normal University, there was some doubt that Normal would become large enough to support a thriving commercial center, especially given its proximity to Bloomington. But commercial and industrial activity accelerated during the late 1860s and early 1870s, with two blocks along Beaufort and North streets near the intersection of the two rail lines emerging as the commercial heart of the town. The first buildings along Beaufort Street were originally constructed facing the railroad tracks along the southeast side of Beaufort, but subsequent development quickly re-oriented to face the street. Most of these early structures, erected to meet the immediate needs of the town, were "wooden, hastily built, frequently moved, and did not make much of an architectural impression on the residents."³⁵ None of these buildings is extant, having either been the victim of one of the numerous fires that plagued the business district in the late nineteenth century or of subsequent development.

The 1880s marked the beginning of a shift from these early frame structures to the construction of more permanent and substantial buildings in the commercial district. Sanborn Fire Insurance Company maps of the town show that, by 1885, Normal's central business district contained six brick commercial buildings. This development coincided with continued population growth in the burgeoning town, as well as emergence of new businesses and financial institutions that helped Normal "wean itself from dependency upon its larger twin [Bloomington]."³⁶ The commercial district remained centered on the 100 block of E. Beaufort Street, which contained twenty-six commercial properties, most along its north side. Businesses on the block included the Normal Illinois House Hotel at the northeast corner of Beaufort Street and the I.C.R.R. line, owned by Jesse Fell and

³⁴ *History of McClean County, Illinois* (1879), 446.

³⁵ *The Legacy*, 74.

³⁶ *The Legacy*, 12.

William Pennell in the 1860s and rebuilt after a fire in 1872, the local post office, a masonic lodge, and several drug stores, grocery stores, and mercantile stores. Scattered industrial and commercial buildings were also located on streets surrounding the block.

The 1890 Fire and Late Nineteenth-Century Development in Downtown Normal

In 1890, the small commercial district in Normal was ravaged by a fire that began in an oil storage area in Broyhill's grocery store on the north side of E. Beaufort Street and quickly spread to other buildings at the east end of the block. *The Pantagraph* reported:

When the first citizens to reach the spot saw the fire it was burning fiercely in the rear not only of the Broyhill store, but also in the rear of adjacent buildings. It spread like wildfire and in a few second had grown to the magnitude of a conflagration. . . . A telephonic message to the city brought a steamer and two reels of hose with a full crew to the rescue, and by their work the fire was checked where it was, and Dodge's hardware store on the corner of Linden and Mr. Chris Schoenfeldt's residence just back of the burned row were spared from destruction.³⁷

The fire destroyed nine buildings along the 100 block of E. Beaufort Street, most of which were frame structures that had been erected in the mid-1860s. Several buildings across the street also sustained damage to their facades and roofs. All told, total losses from the blaze were estimated at \$10,000.³⁸

Although the fire was devastating to the community, *The Pantagraph* reported that "there is a general feeling that action will soon be taken to jointly erect a fine brick block or blocks and that such buildings would prove to be paying investments. . . . It is likely that, in many respects, the big fire of yesterday morning will result in great improvement and lasting benefit to the town and its business interests."³⁹

These optimistic predictions that the block would soon be rebuilt did not materialize—the east end of E. Beaufort Street. remained largely undeveloped, and those few buildings that were re-built were again leveled by a second fire in 1896. However, the fire of 1890 did galvanize businessmen in the town to construct more substantial buildings in the commercial center, and the following five years saw rapid growth for downtown Normal. Initially centered along the 100 block of E. Beaufort Street, commercial development quickly expanded across the Illinois Central rail lines to the 100 block of North Avenue, which just a decade before had contained only a skating rink and a single one-story office building.⁴⁰ By 1896, the north side of the block was completely built up with two-story commercial blocks, including Liggitt's Opera House and the Citizen's Saving & Loan.

³⁷ "The Normal Fire," *Pantagraph* (Bloomington, IL), August 5, 1890, 4.

³⁸ *Ibid.*

³⁹ *Ibid.*

⁴⁰ Sanborn Fire Insurance Company, *Normal, Illinois: April 1885* (New York: Sanborn Map and Publishing Co., 1885), Sheet 2.

The south side of the block also contained several smaller brick and frame commercial structures. The 100 block of Beaufort Street had also evolved from a stretch of relatively modest frame structures to a more permanent collection of one- and two-story masonry buildings.

Downtown Normal in the Early Twentieth Century

While its commercial center was expanding, by 1900 Normal was still considered by many in the area as “an outlying rural backwater, a place where students could be kept reasonably safe from the temptations of city life” in more cosmopolitan Bloomington. Although modest improvements to infrastructure and transportation had been made—including the paving of streets in the two blocks along E. Beaufort and North streets downtown, the extension of the town’s electric rail line east from the Illinois Central station to Linden Street, and the installation of a water tower and pumping station in Fell Park—at the turn of the twentieth century Normal “had no paved residential streets, no electric lights, and practically no sewer system.”⁴¹

In the first two decades of the century, these improvements were gradually implemented, and Normal continued to grow in lockstep with the expansion of the Illinois State Normal University. As enrollments rose through the 1900s and 1910s, the university expanded the original campus and constructed a new manual arts building (1909) and teacher training school (1913), as well as its first dormitory (1918).⁴² In 1911, the university founded a Department of Agriculture and purchased a 95-acre parcel north and west of the original campus for the university farm.⁴³

The rise of the automobile and the subsequent improvements through the early twentieth century—including the paving of most residential streets and the construction of concrete bridges across Sugar Creek—allowed for easier mobility between Normal and Bloomington, and largely unimproved areas of town farther away from the rail lines and central business district were opened for development. As a result, the population in Normal increased nearly 28 percent in the decade between 1910 and 1920, after two decades of nearly stagnant population growth in the 1890s and 1900s.⁴⁴ While Bloomington had become more accessible, Normal’s downtown still served as the locus

⁴¹ *The Legacy*, 62, 74-75.

⁴² *Ibid*, 110-111.

⁴³ April Karlene Anderson, *The Campus History Series: Illinois State University* (Charleston, SC: Arcadia Publishing, 2017), 28.

⁴⁴ *Fourteenth Census of the United States Taken in the Year 1920: Population 1920: Number and Distribution of Inhabitants*, prepared by the Bureau of the Census, U.S. Department of Commerce (Washington, DC: Government Printing Office, 1921), 400.

of commerce for residents, although the dry goods stores and agricultural businesses were replaced with grocers, restaurants, bookstores, and automobile garages.

During the boom years of the 1920s, Normal's population continued to rapidly rise from 5,143 in 1920 to 6,768 by 1930.⁴⁵ After a drop during World War I, enrollment at Illinois State Normal University continued its upward trajectory, and the school added a gymnasium (1925), auditorium (1928), and science building (1930).⁴⁶ Although the university did have one dormitory building, many students continued to board with residents in town. Residential development in the town pushed west and north of the university and continued south to the town limits with Bloomington.

Main Street, which was the main thoroughfare that connected Normal with the commercial heart of Bloomington, also began its long evolution from residential to commercial corridor with the creation of Route 66 in the mid-1920s. The highway ran through Normal and Bloomington, entering Normal from the north and east via Shelbourne Drive, then continuing south on Linden, west on Willow, and south on Main Street through Bloomington before continuing southwest to Shirley, Illinois.⁴⁷

As early as the 1930s, the residential fabric of Main Street was interrupted by service stations and garages at the south end of Normal. Restaurants also appeared to serve hungry travelers along the route—the first Steak 'n Shake restaurant, founded by Gus and Edith Belt opened on Main Street at Virginia Avenue in 1934.⁴⁸

Even with commercial and travel-related businesses emerging along Main Street, downtown Normal remained the commercial hub of the community through the 1940s. The district had begun to expand west along the 200 block of North Street in the 1920s, and the construction of a new U.S. Post Office building in 1934 and the Normal Theatre in 1937 cemented the block as part of the commercial downtown.⁴⁹

Downtown Normal after World War II

As in many small towns across the United States, the post-World War II decades marked the beginning of the gradual decline of downtown Normal as the center of commerce for the town, largely driven by the dominance of the automobile and the explosive growth of

⁴⁵ *Fifteenth Census of the United States: 1930; Population, Volume 1: Number and Distribution of Inhabitants*, prepared by the Bureau of the Census, U.S. Department of Commerce (Washington, DC: Government Printing Office, 1931), 302.

⁴⁶ *The Campus History Series: Illinois State University*, 26, 39-40.

⁴⁷ "Route 66 in McLean County, Illinois," McLean County Regional Planning Commission website (<https://storymaps.arcgis.com/stories/c165368dd2a944f18fadebdc4b5fa542>, accessed May 25, 2021).

⁴⁸ "85 Years After Founding in Normal, Challenges Put Steak 'n Shake on the Brink," WGLT radio website, published June 3, 2019 (<https://www.wglt.org/show/wglt-sound-ideas/2019-06-03/85-years-after-founding-in-normal-challenges-put-steak-n-shake-on-the-brink>, accessed May 25, 2021)

⁴⁹ *The Legacy*, 79.

the 1950s and 1960s. The stage for this decline was first set in 1941, with the construction of the four-lane bypass for Route 66 east of Bloomington and Normal. Originally known as the Belt Line and renamed Veterans' Parkway in 1979, the bypass made large tracts of previously undeveloped land easily accessible by car and evolved into a major commercial center for both Bloomington and Normal by the late 1970s. The area first drew large manufacturers like General Electric, who opened a new plant along the parkway east of Bloomington in 1954.⁵⁰ By the late 1960s, the parkway was lined with new developments, most notably Eastland Mall, the area's first indoor shopping center which opened along the parkway in 1967. A second indoor mall called College Hills, anchored by Carson Pirie Scott and Montgomery Ward, opened in 1980 at the intersection of Veterans' Parkway and College Avenue in Normal.

Dramatic population increases in the 1950s and 1960s—the population grew by 37 percent between 1950 and 1960 and almost doubled between 1960 and 1970⁵¹—led to an explosion of residential development located farther and farther from the historic center of town. The concurrent and rapid expansion of the Illinois State Normal University campus (renamed Illinois State University in 1967) and the growth of residential subdivisions south and west of the university also helped to foster commercial development along Main Street that had begun with the creation of Route 66 in the 1920s. In 1959, the first McDonald's restaurant in the area opened in Normal at the intersection of Main Street and W. Beaufort Street; a local drive-up restaurant, Mr. Quick Hamburgers, opened a few blocks north of McDonald's that same year.⁵² These restaurants, with their focus on fast, curbside service, were indicative of the kinds of car-centric businesses that would define Main Street in the post-war decades and were in direct contrast to the pedestrian focus of Normal's original business district. Through the 1960s and 1970s, the commercial corridor along Main Street continued to expand and diversify, largely in step with the growth of the university.

As these areas developed, becoming almost unrecognizable to long-time residents, the three blocks along E. Beaufort and North streets that constituted Normal's historic downtown remained largely intact, retaining most of the masonry commercial buildings that had first appeared around the turn of the twentieth century. Although facing stiff competition from commercial build-up along Veterans' Parkway and Main Street, Normal's historic business district remained viable (if not thriving) through the late twentieth century. While several businesses in the district attempted to lure customers

⁵⁰ "G.E.'s Wheels Turning," *Pantagraph* (Bloomington, IL), April 4, 1954, p. 11.

⁵¹ "1940s-1990s," Town of Normal website (<https://www.normal.org/380/1940s---1990s>, accessed February 21, 2022).

⁵² "McDonald's in Normal 806 S. Main St., 1961," McClean County History Museum website (<https://mchistory.org/blog/mcdonalds-in-normal-806-s-main-st-1961>); "Neon Glory Mr. Quick, undated," McClean County History Museum website (<https://mchistory.org/blog/neon-glory-mr-quick-undated>).

back by modernizing storefronts and facades, many of the commercial buildings in downtown Normal were left essentially unchanged, with only minor alterations to the storefronts.

By the late 1990s, Normal's historic downtown had been eclipsed by commercial development along Veterans' Parkway and Main Street. In an effort to revitalize the area, town planners launched a multi-phase redevelopment project called the Uptown Renewal Project in 2001. The centerpiece for the plan was a new traffic circle at the intersection of Beaufort Street, North Street, and Constitution Boulevard (the north-south street along the former right-of-way for the Illinois Central railroad line) surrounded by new buildings, including a children's museum and transportation center.⁵³ The project, which was updated in 2015, also included improvements to public utilities and streetscapes, and renovation to select existing commercial buildings. The Children's Discovery Museum was the first project undertaken under the plan and was completed in 2004; the traffic circle and adjacent plaza to the south opened in 2010.⁵⁴

History of 104 E. Beaufort Street

Among the masonry buildings erected in downtown Normal in the period following the 1890 fire was a handsome Queen Anne commercial block at 104 E. Beaufort Street. Built ca. 1891, the building was constructed between a ca. 1885 two-story brick commercial building to the northeast and the former Normal Hotel at the southwest end of the block. The building housed a commercial space on its first floor, and a single apartment on its second floor. The original owner of 104 E. Beaufort Street is unknown, but city directory and newspaper research indicate that the commercial space on the ground floor was occupied by a meat market run by Harvey W. Clark as early as 1891.⁵⁵ Because city directories also list the building as Clark's residence, it is possible that he was also its original owner. By 1895, Clark had moved his business to another building on the south side of Beaufort Street but retained the second-story apartment above the store as his residence. The second occupant of the first-story commercial space was E. C. Bliss, a commission merchant, who remained in the space for several years.⁵⁶

The building housed a variety of businesses through the early decades of the twentieth century, including F. Cufande's meat market in 1913, and a barber shop run by B. V.

⁵³ "Circular Logic Reshapes Downtown Normal," *The Architect's Newspaper*, August 16, 2010 (<https://www.archpaper.com/2010/08/circular-logic-reshapes-downtown-normal/>, accessed June 1, 2021).

⁵⁴ Ibid; Uptown Normal website (<https://www.uptownnormal.com/about/>, accessed June 1, 2021).

⁵⁵ *Bloomington and Normal City Directory for 1891* (Bloomington, IL: Pantagraph Printing and Stationary Co., 1891), 667; *Bloomington-Normal and McLean County Directory for 1893* (Bloomington, IL: Pantagraph Printing and Stationary Co., 1893), 199; *Bloomington-Normal City Directory for 1895* (Bloomington, IL: Pantagraph Printing and Stationary Company, 1895), 131.

⁵⁶ *Bloomington-Normal City Directory for 1895*, 631.

Menderds in 1915 and J. C. Calimese in 1917.⁵⁷ The building was occupied for much of the 1920s by a meat market run by Vernon Evelsizer.⁵⁸ In the early and mid-1930s, the commercial space served as a restaurant, first run by Howard Innis, and later by Stanley Riorden.⁵⁹

In the late 1930s, the commercial space on the first floor of 104 E. Beaufort Street was taken over by McIntosh & Aylesworth, a local business that sold and repaired electrical appliances.⁶⁰ By 1940, the business had been reduced to just George J. McIntosh, who operated as an electrical contractor from 104 E. Beaufort. City directories from the 1940s list McIntosh and Elmer A. Keys, a coal dealer, working out of the building.⁶¹ McIntosh continued operating his business at 104 E. Beaufort through the early 1960s and was joined by his son George F. McIntosh in the mid-1950s; George F. McIntosh also lived in the second-floor apartment in the building in the late 1950s.⁶² After George J. McIntosh's death in 1964, his son continued operating the business (later named McIntosh Communication Services) out of 104 E. Beaufort Street through at least 1970.⁶³ George J. and George F. McIntosh's occupancy of the building, which spanned over 30 years, was the longest in the building's history.

After its long occupancy by McIntosh, the building at 104 E. Beaufort Street opened to new tenants in the 1970s. Wrench Printing, a local printing company, operated out of the building through the mid-1970s.⁶⁴ Between 1979 and 1981, the first-floor storefront was home to Orientiques, an Asian grocery store owned by Yong Sang Cho and his wife Kunai.⁶⁵ Occupants in the 1980s included Body n' Sole, a specialty store for runners, and

⁵⁷ *Bloomington and Normal Illinois City Directory, 1913* (Bloomington, IL: Pantagraph Printing and Stationary Company), 687; *Bloomington and Normal Illinois City Directory, 1915* (Bloomington, IL: Pantagraph Printing and Stationary Co., 1913) 656; *Bloomington and Normal Illinois City Directory, 1917* (Bloomington, IL: Pantagraph Printing and Stationary Co., 1917), 647.

⁵⁸ *Bloomington and Normal Illinois City Directory, 1920* (Peoria, IL: Lashnick's Directory Co., 1920), 696; *Leshnick's Bloomington and Normal City Directory, 1923* (Peoria, IL: Leshnick Directory Co., 1923), 637; *Polk's Bloomington and Normal City Directory, 1926* (Chicago: R. L. Polk & Co., 1926), 689; *Pantagraph* (Bloomington, IL), September 19, 1925, 13.

⁵⁹ *Polk's Bloomington (Illinois) City Directory, 1932* (Chicago: R. L. Polk & Co., 1932), 578; *Polk's Bloomington (McLean County, IL) City Directory, 1934* (Chicago: R. L. Polk & Co., 1934), 549.

⁶⁰ *Pantagraph* (Bloomington, IL), March 28, 1937, 12.

⁶¹ *Polk's Bloomington (McLean County, ILL.) City Directory, 1940* (Chicago: R. L. Polk & Co., 1940), 596; *Polk's Bloomington (McLean County, ILL.) City Directory, 1941* (Chicago: R. L. Polk & Co., 1941), 202.

⁶² "G. F. McIntoshes Living in Normal," *Pantagraph*, June 27, 1959, 10.

⁶³ "GM&O Boosted for Railpax Chicago-St. Louis Service," *Pantagraph* (Bloomington, IL), December 29, 1970, 3.

⁶⁴ "Hand Caught in Press, Printer Loses 3 Fingers," *Pantagraph* (Bloomington, IL), March 4, 1975, 23.

⁶⁵ *Pantagraph*, November 26, 1979, p. 5; "Oriental Wares," *Pantagraph* (Bloomington, IL), April 23, 1980, 29.

Michael's Hair Design.⁶⁶ In the mid-1990s, the store was occupied by Good Scents, Ltd., a specialty fragrance shop.

In 2005, the Town of Normal purchased 104 E. Beaufort Street and the adjacent lot to the west in anticipation of the eventual redevelopment of the property included in the Uptown Renewal Project. The property was rented out to various tenants through the 2000s and 2010s—the last commercial tenant for the building was The Pod, an art and gift shop co-owned by Natalie Wetzel and Bekah Berry, which operated out of the storefront from 2011 to 2018.⁶⁷

Part II: Architectural Information

A. General Statement:

1. Architectural Character:

The building at 104 E. Beaufort Street in Normal, Illinois is a modest example of a Two-Part Commercial Block, a commercial building type commonly found in downtown business districts of small towns and cities across the United States.⁶⁸ Beaufort Street emerged as the main commercial corridor in Normal during the mid-nineteenth century. The two-story brick building at 104 E. Beaufort Street, constructed ca. 1891, is typical of the small-scale storefront buildings that populated the town's commercial center in the late nineteenth and early twentieth centuries.

Most of the building's distinguishing features are located on its primary façade, facing southeast onto Beaufort Street. On the first story, a large, rectangular opening houses a three-part storefront with cast-iron columns. A square wood oriel window, supported by painted wood brackets with dropped pendants, is centered above the storefront at the second story. The primary façade is topped by a corbeled brick cornice, which continues around the south corner of the building and along the southeast end of the southwest side.

⁶⁶ *Pantagraph* (Bloomington, IL) August 2, 1981, p. 110; *Pantagraph* (Bloomington, IL), August 26, 1986, p. 22.

⁶⁷ Derek Beigh, "Uptown Normal Art, Gift Store to Close," *Pantagraph* (Bloomington, IL), January 3, 2018 (https://pantagraph.com/news/local/uptown-normal-art-gift-store-to-close/article_ed6bc06c-440f-5d4f-aabb-f95fe828d999.html, accessed February 21, 2022).

⁶⁸ Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Latham, MD: AltaMira Press, 2000), 24.

2. Condition of Fabric:

The overall condition of 104 E. Beaufort Street is fair. Exterior architectural elements appear to be in good condition. The building has been vacant for several years, and interior wall and ceiling finishes on the first-floor commercial space have largely been removed. Existing finishes on the second floor of the building, which are a combination of historic and non-historic, appear to be in good to fair condition.

B. Description of Exterior:

1. Overall dimensions:

The building at 104 E. Beaufort Street is two stories tall above a full basement and rectangular in plan, measuring approximately 17' wide and 46' long. A small, rectangular one-story addition, 17' wide and 13' long, extends from the rear (northwest) side. The building is approximately 27' tall to the top of the southeast parapet.

2. Foundations:

The foundation of the building is brick and blends seamlessly with the exterior masonry wall, with no decorative features or ornamentation.

3. Walls:

The exterior walls of the original building are reddish-orange brick laid in common bond. The primary southeast façade features a single brick rowlock stringcourse between the first and second floors; the parapet above the second floor is ornamented with corbeled brick and topped by terra-cotta coping tiles. This corbeled brick parapet also extends along the two southeast bays of the southwest side. Window openings on the secondary southwest and northwest sides feature segmental arched brick lintels and brick or concrete sills. Several window openings on the southwest side have been partially or completely infilled with brick.

Most of the southwest side is painted, with exposed brick remaining on the southeast end at the second story. Most of the brick on the northwest half of the second story has been parged and painted.

The northwest side is unpainted brick. The first story is obscured from the exterior by the one-story rear addition, which is clad in painted plywood panels.

4. Structural system, framing:

The two-story original building is built with loadbearing brick walls and wood floor framing and roof framing. The one-story northwest (rear) addition is frame construction.

5. Porches, stoops, balconies, bulkheads:

There are no porches, stoops, balconies, or bulkheads on the building's southeast façade or southwest side.

On the northwest (rear) side, an unpainted wood deck extends from the northeast half of the second story and connects to a quarter-turn unpainted wood stair that terminates northeast of the building's one-story rear addition. The southwest and northwest sides of the deck are lined with square unpainted wood balusters topped by a simple unpainted wood railing. The balusters and railing continue along the adjoining stair. Building permit records indicate that this deck and stair were installed in 2008.

6. Chimneys:

A small, square brick chimney is located near the center of the building's northeast side.

7. Openings:

a. Doorways and doors:

The primary southeast entrance of the original building is located on the northeast bay of the ground floor storefront that occupies most of the first story of the southeast façade. The door is a non-historic painted wood door with nine-light upper panel and triangular inset panels below. The door frame is painted wood.

A secondary exterior entrance is located on the northwest (rear) side of the original building, at the northeast end of the second story, accessing the non-historic wood porch. The opening features a segmental arched lintel. The door itself is a non-historic, painted, flat-panel door with a solid, painted transom panel above.

Another secondary entrance is located on the northeast end of the northwest side of the one-story rear addition. This door is a painted, flat-panel, wood door with a painted wood frame.

b. Windows and shutters:

The southeast façade of the original building features a three-part glazed storefront on the first story and a projecting square oriel window at the center of the second story.

The storefront is vertically divided into three bays, with the center bay slightly wider than the flanking end bays. The bays are separated by two square columns of cast iron, which feature fluted bases and narrow recessed panels along the shafts. The southwest and center bays are nearly identical, with a painted wood bulkhead, large single-light fixed windows with clear glass, and a double transom above. The lower transom holds clear glass, and the upper transom holds fritted glass. The window frames are painted wood with an ogee profiled brick mold. Above the entrance in the northeast bay of the storefront is a double transom that matches the double transom in the west bay.

The oriel window on the second floor of the front façade is rectangular, constructed of wood, and supported by two large painted wood brackets that project from the top of the two storefront columns. The oriel features a hipped roof with a ribbed cornice. The base of the oriel is painted wood clapboards. The center (southeast) face of the oriel houses two one-over-one double-hung aluminum windows, framed by fluted painted wood trim with corner bull's eye blocks. The northeast and southwest faces of the oriel each house a one-over-one, double-hung aluminum window with the same framing details. All four windows have painted metal exterior triple-track storm windows with screens.

The southwest side exhibits three one-over-one, double-hung aluminum windows at the second story, all with segmental-arched, soldier-course brick lintels. The bottom of the original window opening at the center window has been infilled with brick. All three windows have painted metal triple-track storm windows with screens.

The northwest side houses two one-over-one, double-hung aluminum windows on the southwest half of the second story. Like the southwest side, the window openings feature segmental-arched, soldier-course brick lintels.

The northwest wall of the one-story rear addition houses two small rectangular vinyl windows.

8. Roof:

a. Shape, covering:

The roof of the original building is flat and covered with asphalt roofing material. The oriel window on the primary southeast façade features a hipped roof covered with asphalt shingles.

The roof of the one-story addition is flat and covered with asphalt roofing material.

b. Cornice, eaves:

The parapet that extends along the southeast façade and southeast end of the southwest side features a corbelled brick cornice. Along the southeast façade, the parapet is capped by terra-cotta coping tiles. Along the southwest side, the parapet is capped with limestone copings.

The brick parapet on the northwest half of the southwest side is unornamented and capped with limestone copings. An aluminum gutter runs along the roof edge of the northwest side.

The oriel window on the southeast façade features a projecting ribbed cornice of painted wood.

C. Description of Interior:

1. Floor plans:

The original building consists of a basement, first (ground) floor and second floor.

Basement

The basement is divided by a central southwest-northeast partition wall into two large rooms, with a small closet enclosure at the north corner of the northwest room.

First Floor

The first floor of the original building is a single room with no interior partition walls except for a small bathroom enclosure near the north corner of the space. A

doorway along the northwest wall of the space provides access to the one-story rear addition, which consists of a smaller single room with no interior partitions.

Second Floor

The second floor is accessed from the second-story door on the northwest side and houses a two-bedroom apartment. At the northwest end of the floor is a kitchen and bathroom. A doorway on the southeast wall of the kitchen opens into a single-loaded corridor that runs along the southwest wall and connects to the living room at the southeast end of the floor. Doors on the northeast wall of the corridor give access to two bedrooms.

2. Stairways:

There are no interior stairs connecting the first and second floors. The second floor can only be accessed by the exterior staircase at the rear of the building. Sanborn Fire Insurance Company maps and historic photographs indicate that the second floor of the building was historically accessed by an exterior stair on its southwest side.

The original exterior stair to the basement, a quarter-turn wood stair with open risers, is now enclosed within the one-story rear addition.

3. Flooring:

Basement

The flooring throughout the basement is non-historic composite tile.

First Floor

The flooring throughout the first floor is strip hardwood floor, which has been painted. The small restroom enclosure has non-historic tile flooring.

The flooring in the one-story rear addition is concrete.

Second Floor

The flooring throughout the second floor is strip hardwood flooring, which has been covered with vinyl tile in the bathroom, kitchen and living room and with carpet in the remaining areas.

4. Walls and ceiling finish:

First Floor

The northeast and southwest walls of the first floor are exposed brick. The removal of the interior wall materials has revealed a historic painted sign at the

southeast end of the room's northeast wall, which was originally the exposed southwest side of 106 E. Beaufort Street. Wooden stud wall framing extends along the southeast wall. At the northwest end of the room, the northwest wall has been furred out with wood stud walls covered with painted drywall. The northwest wall of the room, and the restroom enclosure, are painted drywall.

The northwest two-thirds of the space has remnants of what appears to be a beadboard ceiling, with most of the wood floor deck exposed. At the northwest end of the space is a low ceiling soffit with acoustical tiles, constructed to obscure later mechanical and plumbing lines. The drywall covering the southeast end of the soffit has been largely removed, revealing remnants of an unpainted stamped tin ceiling installed over the beadboard and attached to furring strips.

The northwest and southwest interior walls of the one-story addition appear to be painted drywall. The exterior walls of the original building enclosed by the addition are exposed and painted brick.

Second Floor

The perimeter walls on the second floor are primarily painted plaster. Interior partition walls are primarily covered in painted beadboard.

5. Openings:

a. Doorways and doors:

Basement

The interior doors in the basement are non-historic stained or painted flat-panel wood doors in non-historic painted frames.

First Floor

The interior doors on the first floor are non-historic stained or painted flat-panel wood doors in non-historic painted frames.

Second Floor

On the second floor, two historic painted five-panel wood doors remain in the openings between the kitchen and bathroom, and the hallway and southeast bedroom. A third historic painted wood door with two lower panels and a large, unglazed upper opening is located in a doorway on the southwest wall of the hallway—this doorway was originally the main entrance to the second-floor apartment and was bricked in sometime after 1953.⁶⁹ The interior doors in the front (southeast) spaces of the second

⁶⁹ Sanborn Map Company, *Insurance Maps of Bloomington, Illinois*, (New York: Sanborn Map Company, 1953),

floor are non-historic stained or painted flat-panel wood doors in non-historic painted frames.

b. Windows:

The original painted wood framing remains intact on the inside of the first-floor storefront.

At the second floor, the original painted wood window casings with bull's eye blocks remain intact.

6. Decorative features and trim:

No notable historic decorative features or trim remain on the first floor or basement of the building. The second floor does retain historic painted wood window casings, door casings, and baseboards in the kitchen, hallway, and the front (southeast) oriel window.

7. Hardware:

No original hardware remains in the building.

8. Mechanical equipment:

a. Heating, Air Condition, Ventilation:

The present system is a modern HVAC system with ducts to distribute heating and air conditioning.

b. Lighting

No historic light fixtures remain in the building.

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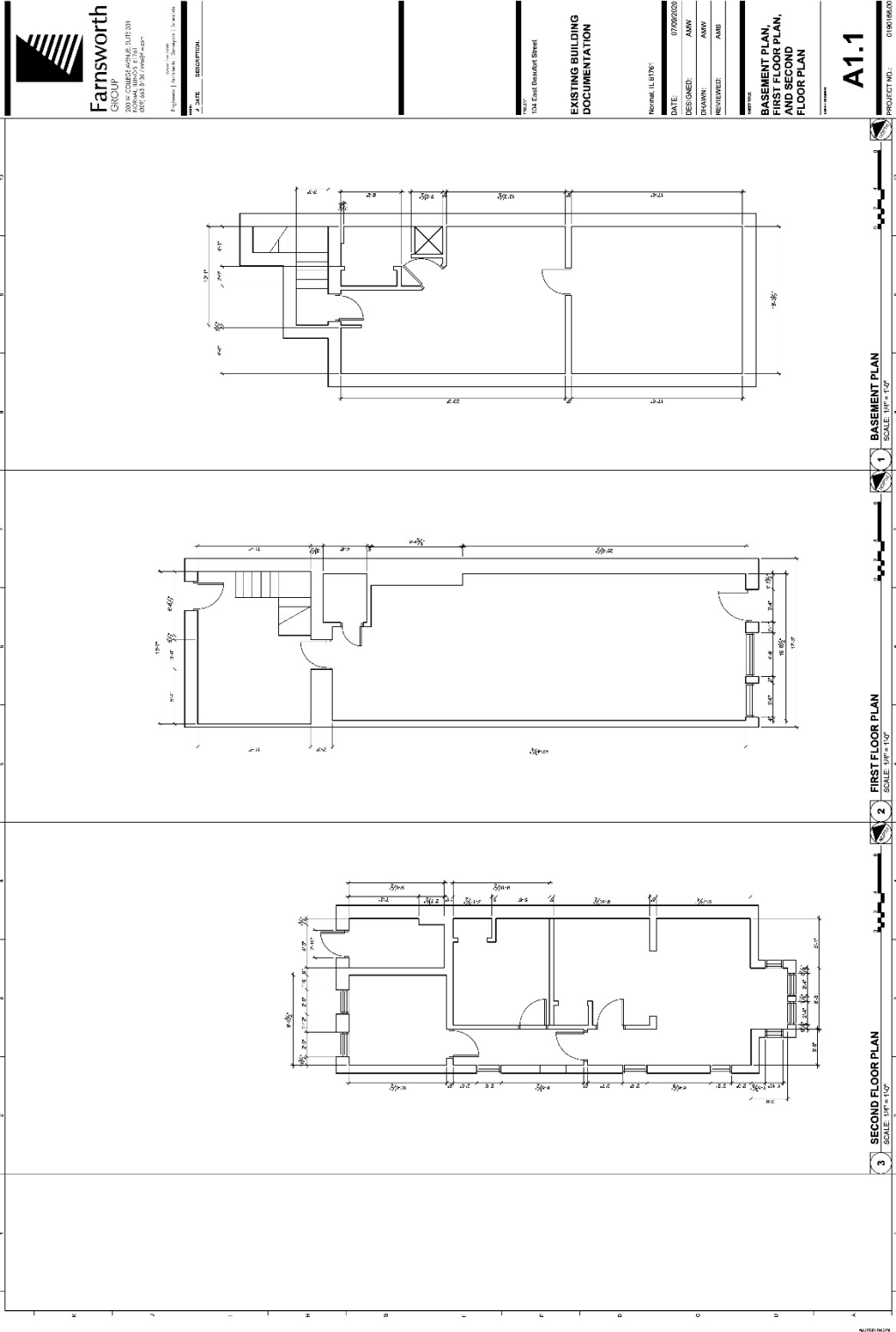
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104 E. BEAUFORT STREET (COMMERCIAL BUILDING)
 HABS No. IL-1262
 (Page 29)



Farnsworth GROUP
 200 N. CHICAGO AVENUE, SUITE 301
 CHICAGO, ILL. 60610
 (312) 467-3700
 www.farnsworthgroup.com

Engineered by: [Signature]
 DATE: [Blank] DESCRIPTION: [Blank]

EXISTING BUILDING DOCUMENTATION

104 East Beaufort Street

Normal, IL 61767

DATE: 07/09/2020
 DESIGNED: AMW
 DRAWN: AMW
 REVIEWED: AMB

**BASEMENT PLAN,
 FIRST FLOOR PLAN,
 AND SECOND
 FLOOR PLAN**

A1.1

PROJECT NO.: 018180.00

1 BASEMENT PLAN SCALE: 1/8" = 1'-0"

2 FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

3 SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



Farnsworth
 ARCHITECTS
 200 N. LAUREL STREET, SUITE 200
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 WWW.FARNSWORTHARCHITECTS.COM

DATE: 07/20/2020
 DESCRIPTION: EXTERIOR ELEVATIONS

104 East Beaufort Street

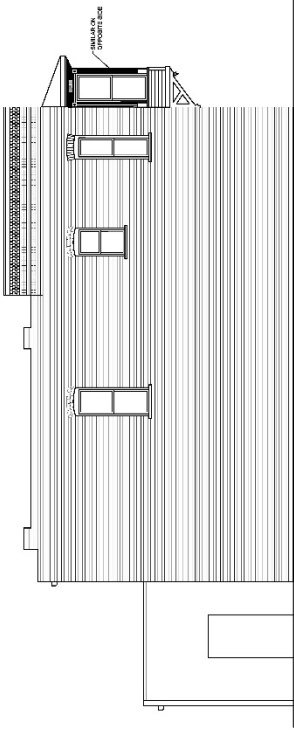
EXISTING BUILDING DOCUMENTATION

DATE:	07/20/2020
DESIGNED:	AMY
DRAWN:	AMY
REVIEWED:	AMY

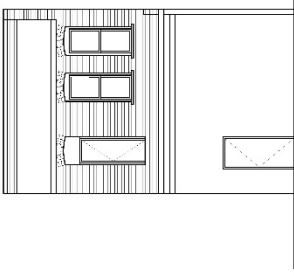
EXTERIOR ELEVATIONS

A3.1

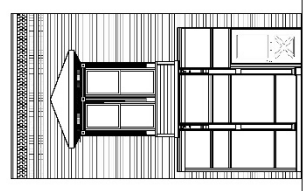
PROJECT NO. 191818-01



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

104 E. BEAUFORT STREET (COMMERCIAL BUILDING) HABS No. IL-1262
104 E. Beaufort Street
Normal
McLean County
Illinois

Leslie Schwartz, photographer, July 2020

- IL-1262-1 Oblique view of the northwest side of the 100 block of E. Beaufort Street. 104 E. Beaufort Street is located in the foreground, at the southwest end of the street, and is partially obscured by a tree.
- IL-1262-2 Front (southeast) and southwest facades, view north
- IL-1262-3 Front (southeast) façade, view northwest
- IL-1262-4 Southwest façade, view northeast
- IL-1262-5 Rear (northwest) façade, view east
- IL-1262-6 Interior view of first floor front commercial space, view southwest
- IL-1262-7 Detail view of painted sign on exposed party wall in first-floor commercial space, view northeast

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

104 EAST BEAUFORT STREET (COMMERCIAL BUILDING)

HABS No. IL-1262

104 East Beaufort Street

Normal

McLean County

Illinois

INDEX TO COLOR FIELD PHOTOGRAPHS

Lara Ramsey, photographer, May 2020

- 01 Front (southeast) façade, view northwest
- 02 Front façade, second-story oriel bay, view north
- 03 Front façade, detail of corbelled brick parapet, view north
- 04 Front façade, first-story storefront, view northwest
- 05 Front façade, storefront entry, view northwest
- 06 Front façade, detail of transom window below oriel bay, view north
- 07 Southwest façade, view northeast
- 08 Southwest façade, view east
- 09 Southwest façade, unpainted bays toward front façade, view northeast
- 10 Southwest façade, detail of corbelled brick parapet, view northeast
- 11 Southwest façade of rear addition, view northeast
- 12 Rear (northwest) façade, view southeast
- 13 Rear façade, second story, view east

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- 57 Second floor, living room, view west













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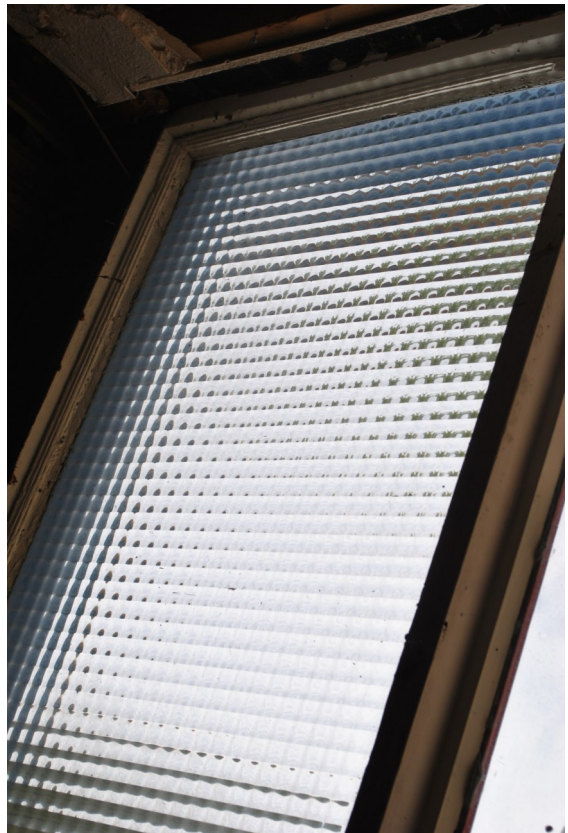
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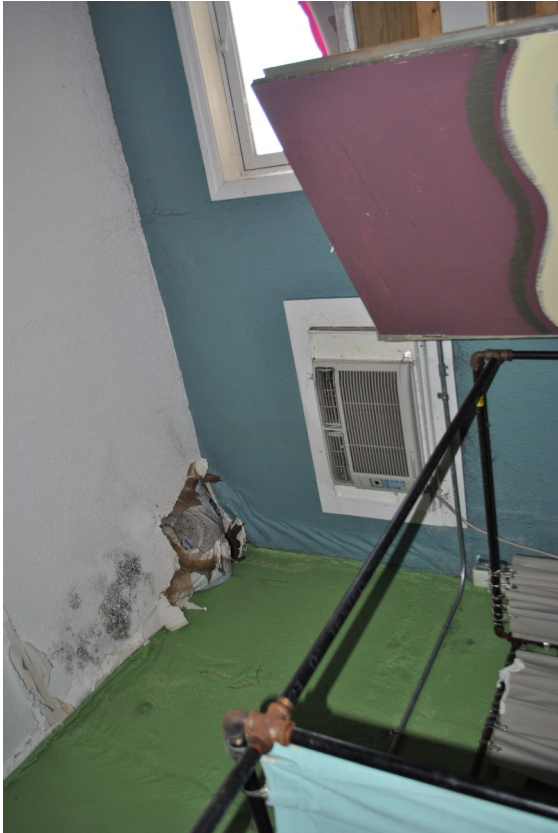
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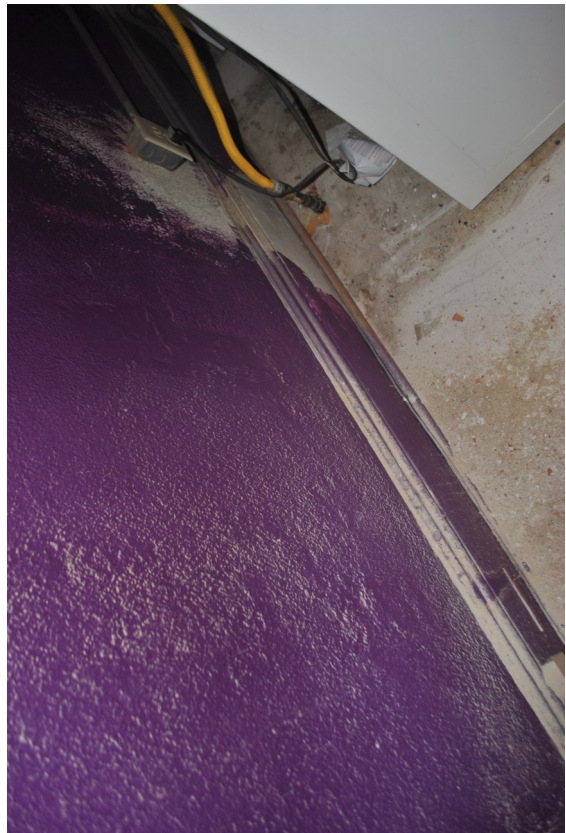
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