

JAMES MCCANN COMMERCIAL BLOCK
106 E. Beaufort Street
Normal
McLean County
Illinois

HABS No. IL-1263

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
JAMES MCCANN COMMERCIAL BLOCK

HABS No. IL-1263

- Location: 106 E. Beaufort Street, Normal, McLean County, Illinois
- Present Owner/
Occupant: Uptown Trail East LLC
- Present Use: Restaurant (first floor); vacant (second floor)
- Significance: The James McCann Commercial Block, a two-story commercial building at 106 E. Beaufort Street in Normal, Illinois has been determined eligible for listing to the National Register of Historic Places by the Illinois Historic Preservation Office as an intact, representative example of the brick commercial blocks that were built along the 100 block of East Beaufort Street and the 100 and 200 blocks of North Street as the town's central business district developed through the late nineteenth and early twentieth centuries. The building retains its original cast-iron storefront and distinctive brick corbelling on its front façade.
- 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 regarding the demolition of the building and redevelopment of the parcel.

Part I: Historical Information

A. Physical History:

1. Date of erection: 1885-1886¹
2. Architect: Unknown
3. Original and subsequent owners, occupants, and uses:

The original owner and occupant of 106 E. Beaufort Street was Dr. James McCann. McCann purchased the lot on Beaufort Street in 1885 and constructed the two-story brick commercial block the same year. McCann operated a drug store out of the first-floor storefront and lived in the apartment above with his family until his death in 1910. McCann's wife Martha and daughter Emma remained in the second-floor apartment until Martha's death in 1935.

Subsequent owners and occupants for 106 E. Beaufort Street were researched using Bloomington and McClean County city directories and local newspaper advertisements and articles. The first floor was consistently used either by the owners or tenants for various retail and commercial uses. The second floor was alternately used either as a residential apartment or as an office space.

Owners:

- 1885-1910: James N. McCann
- 1910-1935: Martha McCann
- 1935-1937: B. H. McCann
- 1960-1977: Claude R. Coburn
- 1977-1982: Geoffrey W. Poor and Robert W. Fritchley
- 1982-1994: Geoffrey W. Poor
- 1994-1997: William E. Shewman and Tannia L. Shewman

¹ *Portrait and Biographical Album of McLean County, Ill.*, Volume 2 (Chicago: Chapman Brothers, 1887), 433; *Pantagraph* (Bloomington, IL), October 23, 1886, p. 6.

1997-1999: Richard C. Lohr
1999-2006: Carlisle Associates
2006-2019: Matthew T. Martin and Dale L. Martin
2019-present: Uptown Trail East, LLC

Occupants:

1910-1935: Martha and Emma McCann (second floor)
1913: John Ellinwood, Grocer (first floor)
1915-1917: Normal Five and Ten Cent Store (first floor)
1920-1923: Risdon Electric Company (first floor)
1934: W. A. Schnebly (first floor)
1937: Commodity Depot (first floor)
1938-1939: Auction site (first floor)
1946: Jack Stoltz, C. L. U (second floor)
1948: Lander VanGundy General Insurance (second floor)
1949-1957: White Automatic Laundry (first floor)
1959: Salty's Swap Shop (first floor)
1960-1976: Coburn-Russell Realty/Normal Realty Company (first floor)
Claude R. Coburn, resident (second floor)
1972: Partridge Family Fun Center (first floor)
1974-1975: The Garlic Press (gourmet kitchen store, first floor)
1975-1994 Glenn Poor's Audio Video (first floor)
1995: Past Time Book Exchange (first floor)

- 1997-1998: Imagemaker Video Productions (first floor)
- 2000: Direct Connections, International, Inc. (first floor)
- 2001: What's Up Tigerlilly (clothing boutique, first floor)
- 2006-2009: Big Mouth's (restaurant, first floor)
- 2009-2021: Windy City Wieners (restaurant, first floor)

4. Builder, contractor, suppliers: Unknown

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

6. Alterations and additions:

Exterior Alterations

The storefront level of the front (southeast) façade features replacement storefront windows and a non-historic replacement storefront entry with paneled wood door featuring an upper light, a leaded-glass skylight directly southwest of the door, and a transom window within a downsized opening above. The door within the entrance to the interior staircase leading to the second floor of the building at the northeast end of the façade is also a non-historic five-panel wood door. Two large transom openings above the second-story entry door have been filled in with wood panels.

Second-story windows on the front façade of the building are non-historic vinyl replacement windows.

The rear side of the building is partially obscured by a two-story wood staircase structure. Permit research indicates that the staircase dates to 1993.² Windows on the first and second story of the rear side are non-historic vinyl replacement windows. The first-floor entry on this side has been partially filled in with aluminum siding, and a non-historic five-panel wood door set within the downsized opening. The entrance to the second-floor apartment at the northeast end of the second story on the façade has also been partially filled in with

² Normal Building Department, Building Permit No. 93-66, April 17, 1993.

aluminum siding; a non-historic five-panel wood door is centered within the downsized opening.

Interior Alterations

A storage room was constructed directly southwest of the stairs in the basement level of the building in 2016.³

The plan and materials in the first-floor storefront space date from a 2009 remodeling and are not historic.⁴

In the second-floor apartment, the existing flooring is non-historic, vinyl “wood look” flooring. The ceiling in all rooms is covered with asbestos tile. The opening between the two front rooms of the apartment has been partially filled in, and a pair of non-historic French doors installed within the downsized opening. Cabinetry, appliances, and fixtures in the kitchen and bathroom are non-historic replacements.

B. Historical 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.”⁵ 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.”⁶ Diseases like smallpox and measles brought by these explorers hastened the collapse of the Mississippians, who were replaced in this area by other tribes,

³ Normal Building Department, Permit Application Number 16-00001347, September 8, 2016.

⁴ Normal Building Department, Permit Application Number 06-00001238, October 5, 2006.

⁵ “Mississippian Culture,” Britannica website (<https://www.britannica.com/topic/Mississippian-culture>, accessed February 22, 2022).

⁶ “Mississippian Culture,” https://en.wikipedia.org/wiki/Mississippian_culture.

including the Fox (Mesquakie/Meskwaki), Sauk (Sac), Potawatomi, Illini, and Kickapoo.⁷

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 McLean County. The coalition's victory forced the Fox back to Wisconsin, and the Kickapoo became the 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 tribe 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.⁸ 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. . .⁹

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.¹⁰ More settlers soon followed, and by the time McClean County was organized in December

⁷ "Siege of the Fox (Mesquakie)," McClean County History Museum website (<https://www.mchistory.org/research/fox-fort-site.php>, accessed February 22, 2022).

⁸ "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>, accessed September 17, 2021).

⁹ Jacob L. Hasbrouck, *History of McLean County, Illinois, Volume One* (Topeka: Historical Publishing Company, 1924), 67.

¹⁰ *Ibid*, 69.

1830, there were “50 families living in and around Blooming Grove.”¹¹ The following year, local landowner James Allin platted the town of Blooming Grove, and offered the first tracts at auction on July 4.¹² The town, later renamed Bloomington, was chosen as the county seat.

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

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 1833.¹³ 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.¹⁴

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.¹⁵ 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 1860.¹⁶

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*).¹⁷ In

¹¹ Ibid, 86.

¹² Ibid.

¹³ 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>, accessed February 22, 2022).

¹⁴ Jesse W. Fell,” *Chicago Daily Tribune*, February 26, 1887, p.2.

¹⁵ “Jesse Whedon Fell, 1808-1887.”

¹⁶ Ibid.

¹⁷ Ibid.

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 through the city.¹⁸ The intersection of the two lines was completed by the following year and was located approximately two miles north of Bloomington.¹⁹

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.”²⁰ 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.²¹ 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 1857.²²

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.²³ 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

¹⁸ 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>, accessed February 22, 2022).

¹⁹ “Jesse Whedon Fell, 1808-1887.”

²⁰ 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.

²¹ 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-50ac-85fa-6fdb599a5aeb.html, accessed February 22, 2022).

²² *Ibid.*

²³ *The History of McClean County, Illinois* (Chicago: William Le Baron, Jr. & Co., 1879), 428.

Bloomington a college or seminary of learning,” used his money and connections to ensure that town would be selected.²⁴ He drafted Abraham Lincoln to draw up a bond “signed by the ‘responsible citizens’ of Bloomington who had donated land or money for the school,” with Fell as its largest single contributor.²⁵ 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, who selected North Bloomington as the location for the normal school in the summer of 1857.²⁶ 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 1860.²⁷

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.”²⁸ 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.”²⁹ 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.”³⁰ 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

²⁴ Ibid, 426.

²⁵ “Jesse Whedon Fell, 1808-1887.”

²⁶ Ibid.

²⁷ *History of McClean County, Illinois* (1879), 435.

²⁸ *Pantagraph* (Bloomington, IL), September 30, 1857, p. 2.

²⁹ *History of McClean County, Illinois* (1879), 74.

³⁰ 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), 74.

been disabled from disease or wounds therein or have died or been killed in said service.”³¹

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 1863.³²

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.”³³ 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

³¹ 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.

³² *History of McClean County, Illinois* (1879), 446.

³³ *The Legacy*, 74.

upon its larger twin [Bloomington].”³⁴ The commercial district remained centered on the 100 block of East Beaufort Street, which contained twenty-six commercial structures, 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 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.³⁵

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 \$10,000.³⁶

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.”³⁷

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,

³⁴ *The Legacy*, 12.

³⁵ “The Normal Fire,” *Pantagraph* (Bloomington, IL), August 5, 1890, p. 4.

³⁶ *Ibid.*

³⁷ *Ibid.*

which just a decade before had contained only a skating rink and a single one-story office building.³⁸ 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 bank. 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.”³⁹

In 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).⁴⁰ 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.⁴¹

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.⁴² While

³⁸ Sanborn Fire Insurance Company, *Normal, Illinois: April 1885* (New York: Sanborn Map and Publishing Co., 1885), Sheet 2.

³⁹ *The Legacy*, 62, 74-75.

⁴⁰ *Ibid.*, 110-111.

⁴¹ April Karlene Anderson, *The Campus History Series: Illinois State University* (Charleston, SC: Arcadia Publishing, 2017), 28.

⁴² *Fourteenth Census of the United States Taken in the Year 1920: Population 1920: Number and Distribution of*

Bloomington had become more accessible, Normal's downtown still served as the locus 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 1930.⁴³ 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).⁴⁴ 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.⁴⁵

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 1934.⁴⁶

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.⁴⁷

Inhabitants, prepared by the Bureau of the Census, U.S. Department of Commerce (Washington, DC: Government Printing Office, 1921), 400.

⁴³ *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.

⁴⁴ *The Campus History Series: Illinois State University*, 26, 39-40.

⁴⁵ "Route 66 in McLean County, Illinois," McClean County Regional Planning Commission website (<https://storymaps.arcgis.com/stories/c165368dd2a944f18fadebdc4b5fa542> accessed May 25, 2021).

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

⁴⁷ *The Legacy*, 79.

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 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 1954.⁴⁸ 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 in the 1950s and 1960s—the population grew by 37 percent between 1950 and 1960 and almost doubled between 1960 and 1970⁴⁹—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.⁵⁰ 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

⁴⁸ "G.E.'s Wheels Turning," *Pantagraph* (Bloomington, IL), April 4, 1954, p. 11.

⁴⁹ "1940s-1990s," Town of Normal website (<https://www.normal.org/380/1940s---1990s>, accessed February 21, 2022).

⁵⁰ "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>, accessed June 1, 2021); "Neon Glory Mr. Quick, undated," McClean County History Museum website (<https://mchistory.org/blog/neon-glory-mr-quick-undated>, accessed June 1, 2021).

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 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.⁵¹ 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 2010.⁵²

History of the James McCann Commercial Block

The James McCann Commercial Block., located on the north side of East Beaufort Street just east of Uptown Circle, is among the oldest extant commercial buildings remaining in Normal's original downtown, and was erected during a period of rising commercial development in the town. The building was constructed in 1885 for Dr. James McCann, a local physician. Born in Connersville, Indiana in 1832, McCann received his medical degree from the Medical College of Cleveland in 1856.⁵³ He came to Illinois that same year and established a medical practice in Joliet.⁵⁴ McCann remained in Joliet for ten years, where he developed a medical practice and oversaw the construction of two commercial buildings.⁵⁵ During the Civil War, McCann served as a U.S. Examining Surgeon of Pensions; when he moved to west Texas in 1866, he was re-appointed as examining physician for El Paso, and retained the position for the next thirteen years.⁵⁶

⁵¹ "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).

⁵² Ibid; Uptown Normal website (<https://www.uptownnormal.com/about/>, accessed June 1, 2021).

⁵³ "Dr. J. M'Cann is Dead," *The Pantagraph*, March 12, 1910, p. 20.

⁵⁴ *Portrait and Biographical Album of McLean County, Ill.*, Volume 2 (Chicago: Chapman Brothers, 1887), 433.

⁵⁵ Ibid.

⁵⁶ Ibid.

McCann left El Paso for Normal in 1879 and opened a pharmacy in town. In 1885, he purchased 22' x 75' lot on East Beaufort Street for \$1,000 and built a two-story brick commercial block that was completed soon after.⁵⁷ The October 23, 1886 edition of *The Pantagraph* listed McCann's building as one of two brick commercial buildings completed within the past year, along with the new Exchange Bank Building on Beaufort Street.⁵⁸ James McCann relocated his pharmacy to the first floor of 106 E. Beaufort Street, and resided in the second-floor apartment with his wife, Martha, and their three children. McCann continued to practice and live in the building until his death in 1910; ownership of the property was transferred to Martha, who remained in the second-floor apartment with her daughter Emma until Martha's death in 1935.⁵⁹ City directories and newspapers indicate that Martha McCann rented out the first-floor storefront to various retail tenants, including the Normal Five and Ten Cent Shop (1915-1917), Risdon Electric Company (1920-1923), and W. A. Schnebly, a plumber (1934).⁶⁰

After Martha McCann's death, ownership of the building passed to her son Bert. Newspaper articles indicate that the property was used during the late 1930s as a commodity depot and auction site.⁶¹ No documentation was found to confirm ownership or occupancy of the building through much of the 1940s. In 1949, Normal's first laundromat, called the Snow White Automatic Laundry, opened in the storefront level of 106 E. Beaufort Street. Self-service laundry facilities were a relatively new innovation—the first laundromat in the United States, called Washeteria, opened in the mid-1930s in Texas—and Snow White's opening garnered several articles in *The Pantagraph*, including photograph of the new facilities, which included “20 Frigidaire washing machines, six Frigidaire driers, and one large gas drier.”⁶² The laundromat remained in operation at 106 E. Beaufort Street through 1958.⁶³

After a brief occupation by a second-hand store on the storefront level in the late 1950s, 106 E. Beaufort Street was purchased by Claude R. Coburn in 1960. Coburn operated a real estate office out of the building from 1964 through the mid-1960s.⁶⁴ Newspaper research shows that Coburn rented out the first-floor space to various tenants from the

⁵⁷ Ibid.

⁵⁸ *Pantagraph* (Bloomington, IL), October 23, 1886, p. 6.

⁵⁹ “Mrs. McCann Rites to be Held Monday,” *Pantagraph* (Bloomington, IL) March 7, 1935, p. 3.

⁶⁰ *Pantagraph* (Bloomington, IL), June 22, 1915, p. 9; *Pantagraph* (Bloomington, IL), May 19, 1917, p. 11; *Leshnick's Bloomington and Normal City Directory, 1923* (Peoria, IL: Leshnick Directory Co., 1923), p. 478; *Pantagraph* (Bloomington, IL), April 29, 1934, p. 12.

“Commodity Depot to be Established in Normal July 1,” *Pantagraph* (Bloomington, IL), June 21, 1937, p. 12; *Pantagraph* (Bloomington, IL), May 30, 1939, p. 5.

⁶² “New Automatic Laundry Planned,” *Pantagraph* (Bloomington, IL), May 9, 1949, p. 2; “Automatic Laundry Opens,” *Pantagraph* (Bloomington, IL), May 15, 1949, p. 11.

⁶³ Normal Building Department, Building Permit No. 3057, March 1, 1958.

⁶⁴ *Pantagraph* (Bloomington, IL), February 3, 1960, p. 20; *Pantagraph* (Bloomington, IL), August 10, 1961, p. 30; *Pantagraph* (Bloomington, IL), December 25, 1966, p. 31.

mid-1960s to early 1970s, including the Banner Bakery (1965), an insurance agency (1969), Partridge Family Fun Center, a novelty shop (1972), and a cookware store called The Garlic Press (1974).⁶⁵

In 1975, Coburn rented the first-floor storefront to Geoffrey Poor and Robert Fritchey, who opened Glenn Poor's Audio Video in the space in May of that year.⁶⁶ Claude Coburn retained ownership of the building and lived in the second-floor apartment until his death in 1976. Poor and Fritchey purchased the building from Coburn's estate and continued to run Glenn Poor's Audio Video out of the storefront until 1994.⁶⁷ That same year, the building was sold to William and Tannia Shewman; Richard Lohr purchased the building three years later, in April of 1997.⁶⁸ Tenants in the first-floor storefront space during the mid-to-late 1990s included Past Time Book Exchange (1995) and Imagemaker Video Productions (1997).

In 1999, 106 E. Beaufort Street was purchased by Carlisle Associates, who rented out the first-floor storefront to Direct Connections, International in 2000 and a clothing boutique called What's Up Tigerlily in 2001.⁶⁹

In 2006, Carlisle Associates sold the property to Matthew and Dale Martin, who opened Big Mouth's, a hot dog restaurant, in the first-floor space in November of that year.⁷⁰ The restaurant operated out of 106 E. Beaufort Street until 2009. A second hot dog restaurant, called Windy City Wieners, opened in the space in late 2009, and is the current occupant of the first-floor storefront.⁷¹

Part II: Architectural Information

A. General Statement:

1. Architectural Character:

The James McCann Commercial Block at 106 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

⁶⁵ *Pantagraph* (Bloomington, IL), March 3, 1965, p. 3; *Pantagraph* (Bloomington, IL), March 20, 1969, p. 12; *Pantagraph* (Bloomington, IL), December 16, 1972, p. 21; *Pantagraph* (Bloomington, IL), June 1, 1974, p. 64; *Pantagraph* (Bloomington, IL), February 2, 1975, p. 38.

⁶⁶ "Poor Store," *Pantagraph* (Bloomington, IL), May 10, 1975, p. 23.

⁶⁷ *Pantagraph* (Bloomington, IL), October 14, 1994, p. 78.

⁶⁸ *Pantagraph* (Bloomington, IL), April 11, 1997, p. 88.

⁶⁹ *Pantagraph* (Bloomington, IL), August 13, 1999, p. 75; *Pantagraph* (Bloomington, IL), February 20, 2000, p. 35; "Tigerlily Plans Saturday Opening," *Pantagraph* (Bloomington, IL), May 30, 2001, p. 17.

⁷⁰ *Pantagraph* (Bloomington, IL), July 14, 2006, p. 90; "Open Your Trap and Enjoy," *Pantagraph* (Bloomington, IL), December 28, 2006, p. 34.

⁷¹ Bob Holliday, "A Taste of Chicago Coming to Normal," *Pantagraph* (Bloomington, IL), July 21, 2009, p. 15.

the United States.⁷² Beaufort Street emerged as the main commercial corridor in Normal during the late nineteenth century. The two-story brick building at 106 East Beaufort Street, constructed 1885-1886, is typical of the small-scale storefront buildings that populated the town's commercial center in the late nineteenth and early twentieth centuries.

The most distinguishing features on the building are located on the building's primary façade, facing southeast onto East Beaufort Street. On the first story, a large, rectangular opening houses a three-part cast-iron storefront. The primary façade is topped by a decorative corbeled brick cornice.

2. Condition of Fabric:

The overall condition of 106 E. Beaufort Street is fair. Exterior architectural elements appear to be in good condition. First-floor finishes date from the mid-2000s when the commercial storefront space was renovated as a restaurant. 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 106 E. Beaufort Street is two stories tall above a full basement and rectangular in plan, measuring approximately 23' wide and 60' long. 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 northeast and southwest walls are primarily obscured by adjacent buildings. The primary southeast façade features brick corbel detailing

⁷² Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Latham, MD: AltaMira Press, 2000), p. 24.

above the first story, including a corbeled soldier course that runs between the second-story window openings and a corbeled brick parapet at the top of the wall.

4. Structural system, framing:

The building is constructed with loadbearing brick walls and wood floor framing and roof framing.

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, a stained wood deck extends along the second story and connects to a switch-back stained wood stair. The southwest and northwest sides of the deck are lined with square stained wooden slat balusters. The balusters and railing continue along the adjoining stair.

6. Chimneys:

A small square brick chimney is located near the center of the building's northeast façade. A similar chimney is located near the center of the northwest (rear) side. Both are parged with a cementitious coating.

7. Openings:

a. Doorways and doors:

The primary southeast entrance to the ground floor commercial space is located in the center of the ground floor cast-iron storefront that occupies most of the first story of the southeast façade. The door is a non-historic painted door with a paneled sidelight and single-light transom above. The door frame is painted wood.

The primary entrance to the residential spaces on the second floor of the building is located at the northeast end of the front façade. The door is a non-historic painted paneled metal door set in a painted wood frame. Above the door are two original transoms infilled with solid painted panels.

Three secondary exterior entrances are located on the northwest side of the building. At the center of the first story is a large entrance opening with

segmental arched lintel. The opening has been partially infilled with painted siding to accommodate a smaller non-historic painted paneled wood door. On the northeast end of the second story, a non-historic painted paneled wood door is set within a recessed opening infilled with non-historic painted siding. A below-grade basement entrance is located at the northeast end of the northwest (rear) side, accessed by a concrete stair with concrete knee walls. The opening features a segmental arched lintel. The door itself is a non-historic flat panel metal door.

b. Windows and shutters:

The front (southeast) façade of the original building features a three-part glazed storefront on the first story and three evenly spaced rectangular window openings at the second story.

The storefront is vertically divided into three bays, with the center entrance bay slightly narrower than the flanking end bays. The bays are separated by two narrow columns of painted cast iron, which feature fluted bases and capitals. The column shafts have chamfered corners and feature a rosette detail at the center. An identical column separates the storefront from the residential entrance bay at the northeast end of the façade. The top of the storefront is ornamented with frieze of small rosettes, which also extends above the residential entrance bay. All three storefront bays have identical single-light fixed transoms. The center entrance bay of the storefront houses a non-historic door with sidelight and transom. The two flanking bays house large single-pane storefront windows with painted wood panel bulkheads. The storefront window and transom frames are painted wood with an ogee profiled brick mold.

The second story of the front façade is regularly fenestrated with three evenly spaced window openings with segmental arched brick lintels and cast stone sills. The windows themselves are non-historic one-over-one double-hung vinyl windows.

The exposed northwest end of the southwest side houses two rectangular window openings at the second story; the southeast opening is partially obscured by the adjacent building at 104 East Beaufort. Both openings feature segmental arched brick lintels and cast stone sills. The windows themselves are non-historic one-over-one double-hung vinyl windows.

There are three window openings near the center of the northeast side at the exposed second story. All three openings feature segmental arched brick lintels and cast stone sills. The windows themselves are non-historic one-over-one double-hung vinyl windows.

The northwest side houses rectangular window openings on the first story, flanking the center entrance, and two closely spaced window openings at the center of the second story. The window openings feature segmental arched brick lintels and cast stone sills. The windows themselves are non-historic one-over-one double-hung vinyl windows.

8. Roof:

a. Shape, covering:

The roof of the original building is flat and covered with asphalt roofing material.

b. Cornice, eaves:

The south, east, and west brick parapets are capped with aluminum copings, and an aluminum gutter runs along the roof edge along the north façade.

C. Description of Interior:

1. Floor plans:

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

Basement

The basement is primarily one large, open space. A rectangular room with unpainted drywall partitions at the south corner of the basement serves as restaurant storage.

First Floor

The first floor commercial space is a restaurant with an open dining area at the southeast end, an enclosed kitchen at the center, and back-of-house spaces and

restrooms at the northwest end. The dining room and back-of-house spaces are connected by a short corridor that runs along the northeast wall of the building.

Second Floor

The second floor houses a residential apartment, accessed by the enclosed stair that runs northwest along the northeast wall of the building. The main entrance to the apartment is located on the southwest wall of the stair and opens into a rectangular dining room. A large, cased opening with pocket doors on the southeast wall of the dining room opens into a den, which occupies the south corner of the floor. A pair of French doors on the east wall of the den opens into a small bedroom at the east corner of the floor. Northwest of the dining room, there is an enclosed kitchen on the southwest wall and a living room on the northeast wall. Two doors on the northwest wall of the kitchen open into a bathroom, which occupies the west corner of the floor, and an adjacent bedroom. A door on the northeast wall of the bedroom opens into a small, enclosed porch at the north corner.

2. Stairways:

A single-run enclosed stair with two intermittent landings connects building's first and second floors. The treads and risers are wood covered with a non-historic tile.

3. Flooring:

Basement

The flooring throughout the basement is concrete. In the restaurant storage room, the concrete is covered with vinyl tile.

First Floor

The flooring in the dining room, kitchen, and restrooms in the first-floor restaurant is ceramic tile. The connecting corridor has vinyl "wood-look" plank flooring.

Second Floor

The flooring throughout the second floor is non-historic vinyl "wood-look" plank flooring.

4. Walls and ceiling finish:

First Floor

The walls and ceilings throughout the first floor are painted drywall.

Second Floor

The walls and ceilings throughout the second floor are primarily painted plaster. Square acoustical tile is applied directly to the ceiling in the kitchen, living room, and bathroom. The brick chimney centered on the northeast wall of the living room is exposed.

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 painted paneled doors in non-historic painted frames.

Second Floor

The interior doors on the second floor are primarily historic doors with historic frames.

The entrance door on the northeast wall of the dining room is a six-panel painted wood door with a small single-light transom above, set within a cased opening.

The cased opening on the southeast wall of the dining room contains painted wood panel pocket doors with original hardware.

The cased opening on the northeast wall of the den, opening into the southeast corner bedroom, has been infilled with wood stud framing to accommodate a pair of non-historic wood French doors with clear glass and unpainted frames.

On the southwest end of the dining room's northwest wall, a cased opening with no door connects to the kitchen. On the northeast side of the

wall is a cased opening with a painted four-panel wood door and blind transom above.

Closet door openings with painted wood frames but no doors are in the two bedrooms and in the living room.

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 corner blocks remain intact at all window openings.

6. Decorative features and trim:

No notable historic decorative features or trim remain on the first floor of the building.

The second-floor apartment retains original painted wood trim, including fluted door frames and window casings with crenelated bull's eye corner blocks and painted wood baseboard. A built-in bookcase is also located on the southwest wall of the den.

7. Hardware:

No original hardware remains on the first floor. In the second-floor apartment, the original panel wood doors have historic metal knobs.

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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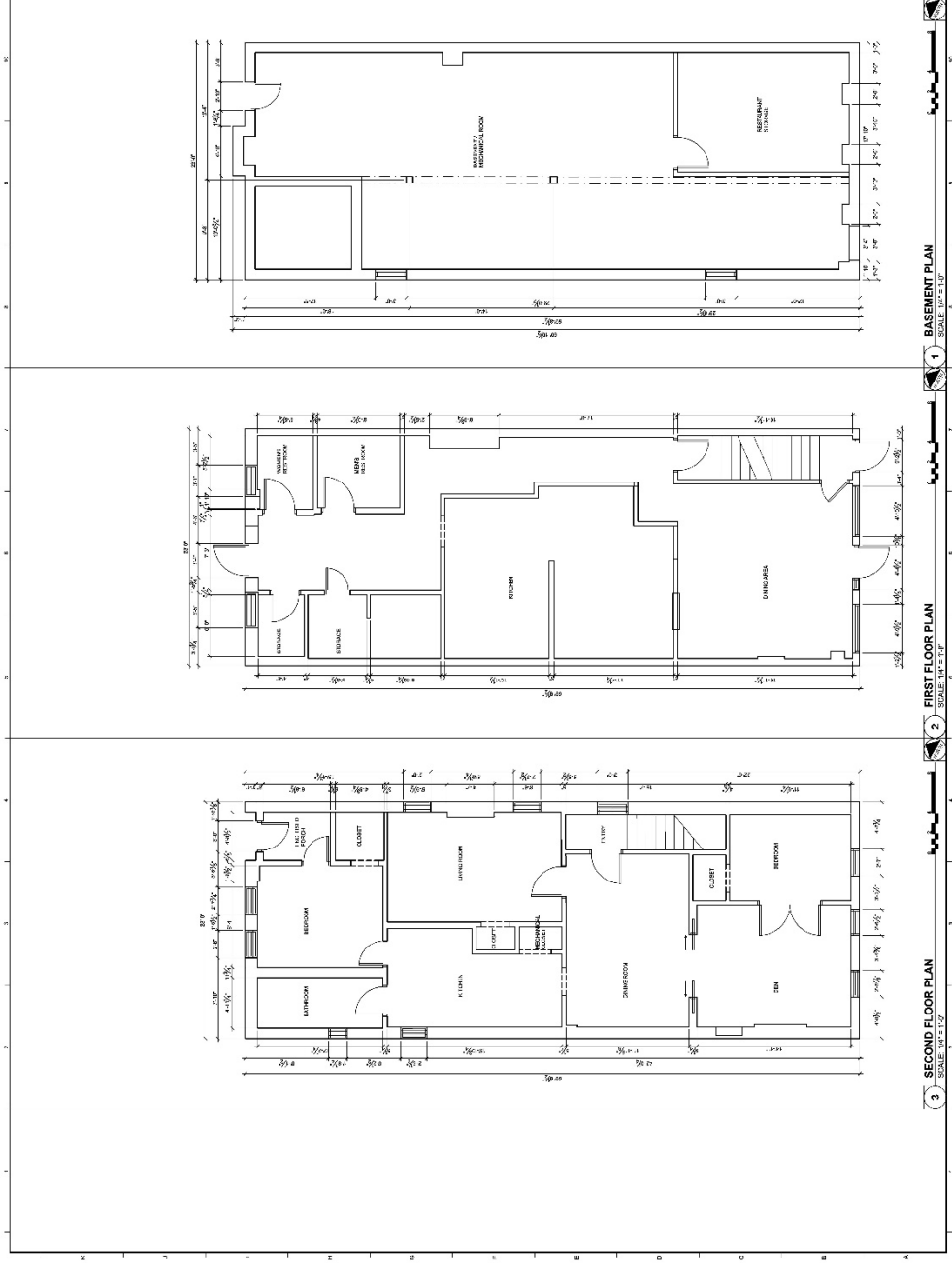
Approved: Andrew J. Farnsworth, Esq.
4. DATE: 08/08/2020

1000 North Dearborn Street
EXISTING BUILDING DOCUMENTATION

NO. OF SHEETS: 1
DATE: 07/09/2020
DESIGNED: AWY
DRAWN: AWY
REVIEWED: AWY

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


A1.1
PROJECT NO.: 01001003.00



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



Farnsworth
GROUP

120 S. AUSTIN ST. SUITE 510
200 S. 10TH ST. 1ST FLOOR
DESIGN CENTER

Architecture | Interiors | Furniture | Systems

4 DATE: 2/28/2020

EXISTING BUILDING DOCUMENTATION

NAME: JAMES MCCANN COMMERCIAL BLOCK

DATE: 01/09/2020

DESIGNED: AWY

DRAWN: AWY

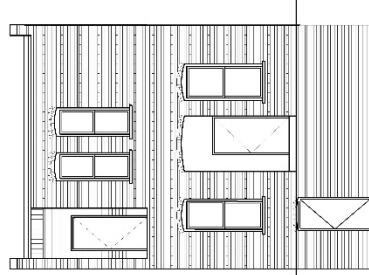
REVIEWED: AVB

1/20/20

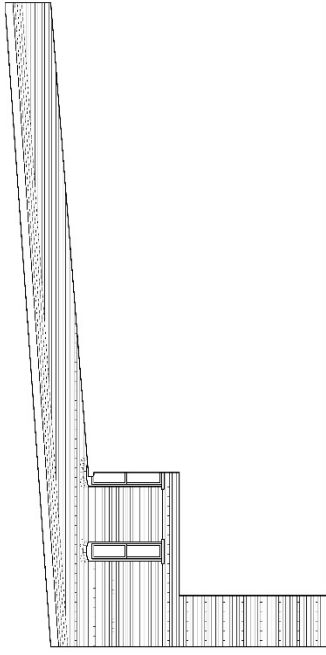
EXTERIOR ELEVATIONS

A3.1

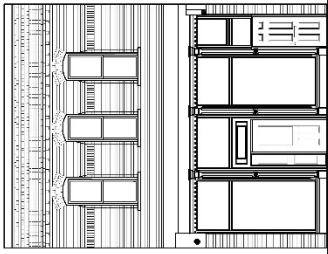
PROJECT NO.: 010101010



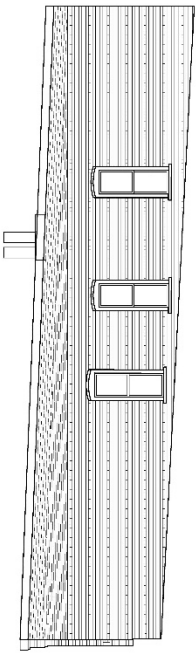
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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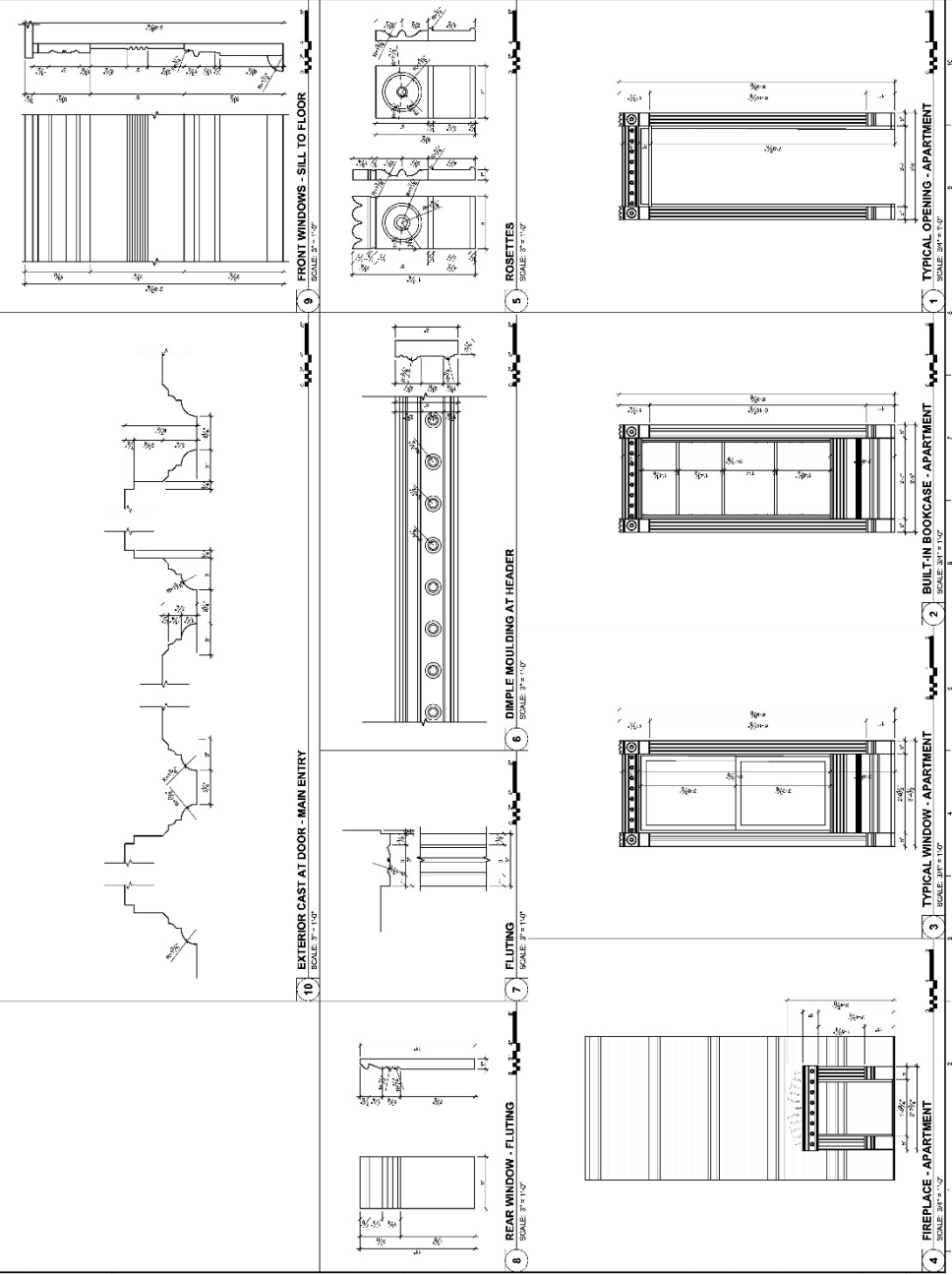
Project: James McCann Commercial Block
Date: 08/05/2020
Drawing No: 200000000

EXISTING BUILDING DOCUMENTATION

Normal, L & P
DATE: 07/05/2020
DESIGNED: [Blank]
DRAWN BY: [Blank]
REVIEWED: [Blank]
APPROVED: [Blank]

MILLWORK DETAILS

A5.1
PROJECT NO.: 010100000



HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

JAMES MCCANN COMMERCIAL BLOCK
106 East Beaufort Street
Normal
McLean County
Illinois

HABS No. IL-1263

Leslie Schwartz, photographer, July 2020

- | | |
|-----------|--|
| IL-1263-1 | Oblique view of the northwest side of the 100 block of East Beaufort Street. 106 East Beaufort Street is roughly centered in the photograph, near the southwest end of the block, with 104 East Beaufort Street (HABS IL-1262) to the southwest. |
| IL-1263-2 | Front (southeast) facade, view northwest |
| IL-1263-3 | Front (southeast) façade, detail of storefront, view northwest |
| IL-1263-4 | Rear (northwest) side, view southeast |
| IL-1263-5 | Northeast side and second story of rear (northwest) side, view south |
| IL-1263-6 | Interior view of second-floor apartment, south and east rooms, view east |
| IL-1263-7 | Interior view of second-floor apartment, south room, view west |
| IL-1263-8 | Interior view of second-floor apartment, center reception room/dining room, view north |
| IL-1263-9 | Interior view of second-floor apartment, center-north room (directly northwest of reception room/dining room), view east |

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

JAMES MCCANN COMMERCIAL BLOCK
106 East Beaufort Street
Normal
McLean County
Illinois

HABS No. IL-1263

INDEX TO COLOR FIELD PHOTOGRAPHS

Lara Ramsey, photographer, May 2020

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- 02 Front façade, detail of storefront, view northwest
- 03 Front façade, detail of storefront entry, view northwest
- 04 Front façade, detail of storefront bulkhead, view northwest
- 05 Front façade, detail of entry to interior stair, view northwest
- 06 Front façade, detail of transoms above entry to interior stair, view northwest
- 07 Front façade, detail of southwest end of storefront cornice, view northwest
- 08 Front façade, detail of northeast end of storefront cornice, view northwest
- 09 Front façade, detail of hanging sign above storefront, view north
- 10 Front façade, second story, view northwest
- 11 Front façade, detail of center second-story window, view northwest

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- 65 Basement, south storage room, view southeast







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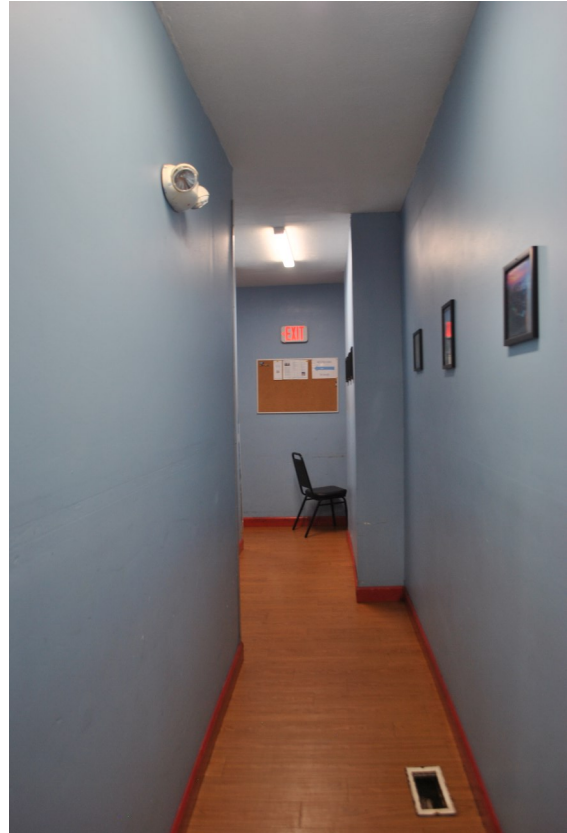
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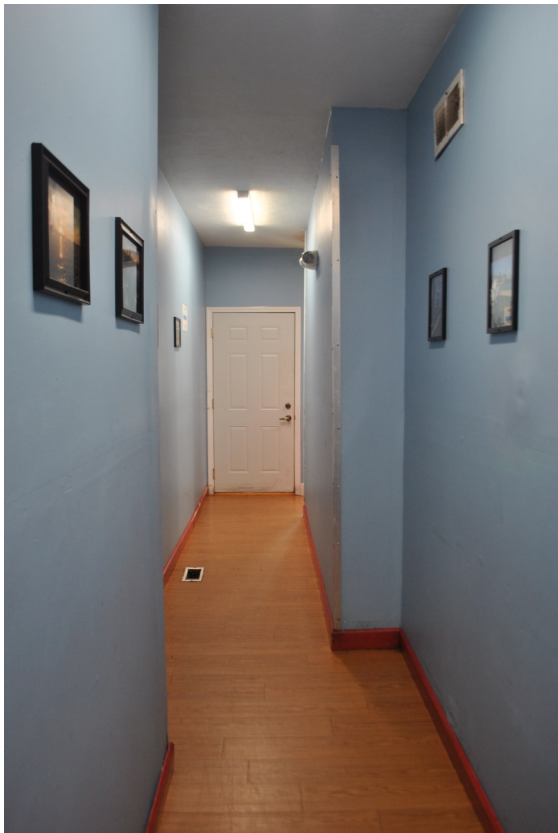
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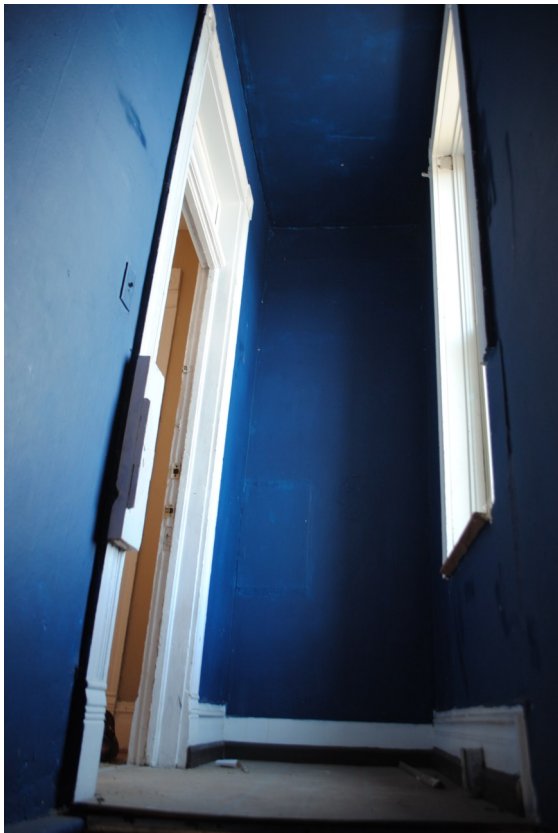
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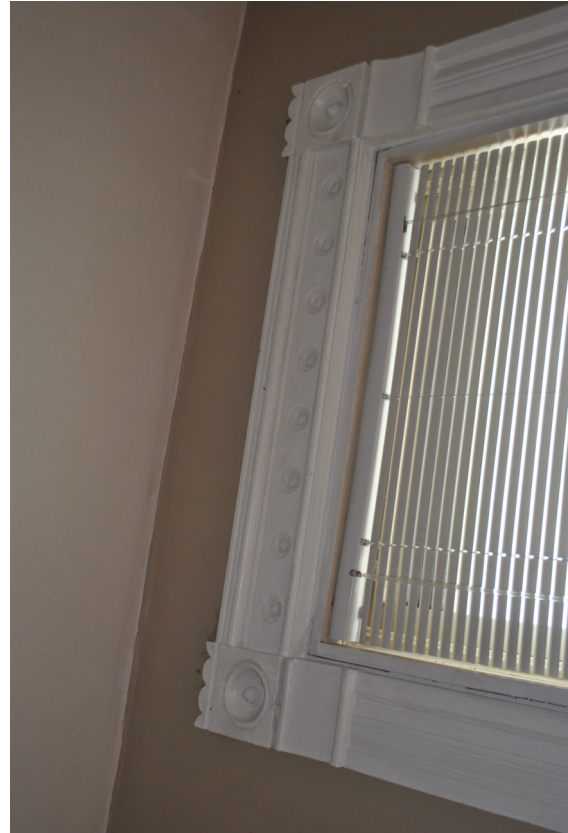
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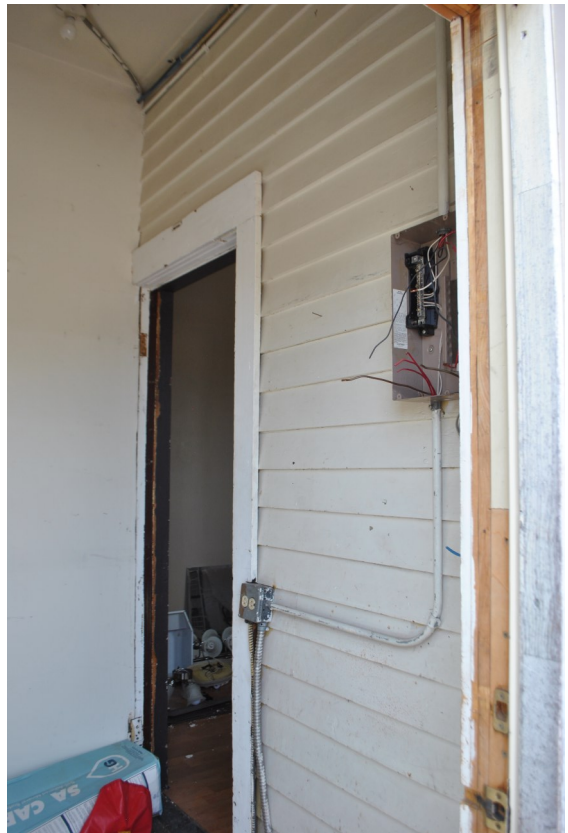
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