

**United States Department of the Interior  
Heritage Conservation and Recreation Service**



**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Hickox Apartments

and/or common \_\_\_\_\_

**2. Location**

street & number See number 7 (description) for various addresses \_\_\_\_\_ not for publication

city, town Springfield \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district \_\_\_\_\_

state Illinois code 012 county Sangamon code 167

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name See continuation sheet.

street & number \_\_\_\_\_

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Sangamon County Building

street & number 800 East Monroe Street

city, town Springfield state Illinois

**6. Representation in Existing Surveys**

title NONE has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Hickox Apartment Complex consists of five units built between 1920 and 1929 as described below. The exteriors are totally original as are the interior public spaces. The apartments themselves have received only minor modifications.

#### 301-303 East Cook (1924) "A" on map.

This detached courtyard structure marks a break from Harris Hickox's earlier row flats. The 301-303 building is a three story, two-bay, face brick structure finished on the front and about one half way back on the east and west sides. The design is in a vaguely classical manner. The facade has a base laid in brick to imitate a rusticated design, a smooth middle section or "shaft" and a top "capitol" trimmed with a dentiled cornice made of metal. The building lacks the brick quoins of 631 South Fourth. Trim, including window sills and belt courses is of limestone.

#### 631 South Fourth (1928) "B" on map.

631 is the main building for the Hickox complex and was completed in 1929. This is a five story, courtyard structure finished on three sides with red face brick and limestone trim. At the time of construction it would have been described as a modern Georgian building. The style is an eclectic composition loosely based on a classical formula with formally balanced massing, Georgian revival entrance with classical urns and balustrade, modified quoins and divided pane windows. The limestone decorative arch trim over some lobby windows is similar to that used on Tudor revival buildings of the same period. The building exterior and lobby are completely unchanged from 1929. Most apartments have had only minor changes. This is a classical example of the typical modern apartment building of the 1920s.

#### 606 South Fourth (1922) "C" on map.

Built shortly after Hickox's initial and very successful row apartments to the south (610-614), 606 South Fourth presents a much dressier and more formal front than the earlier ones. This two-bay, modified Georgian building is faced with a purplish tapestry brick and trimmed with white terra-cotta. This is an obviously more expensive structure, built with costlier materials and exhibiting a higher level of craftsmanship. The brick is a type requiring a very high firing temperature which added to its cost, and the terra-cotta was more expensive to purchase and install than wood trim. Hickox may have planned a building similar to this for the opposite (south) end of the 610-614 row.

#### 610-614 South Fourth (1920) "D/E" on map.

The first apartments constructed in the complex, these are three story, row-house like structures designed in a diluted classical revival style. The symmetrical, three-bay fronts are finished with red face brick which extends approximately one third the way around the exposed south side. Numerous stock colonial revival windows, with six-and-eight-over-one lights, break up the facade and provide generous light and ventilation. A simple, classical metal cornice trims the fronts of the buildings which are set off with mission style, tile-roof entrances.

There are also two story, brick garages behind all of the buildings with individual stalls for tenants' automobiles. Although not extremely rare in the 1920s, they were expensive enough to accompany only the better class of apartments.

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The group proposing rehabilitation of the structures has engaged a Springfield architectural firm experienced in preservation/restoration. Their plans call for adhering strictly to the Department of Interior's guidelines for restoration. All original fabric in public spaces will be retained.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1919-1929

Builder/Architect Harris Hickox/Carl Meyer

### Statement of Significance (in one paragraph)

The Hickox Apartment Complex is significant in illustrating Springfield, Illinois' growth and development in that it is the only single site which presents three of the five apartment building types which have been built in the city--the two and three-flat row type, the early detached, low-rise courtyard type and the fully developed, large suburban courtyard building. The fourth and fifth types, the hi-rise and garden apartments are post-World War II developments in Springfield. Of equal importance is the social and cultural significance of the place. For over a quarter of a century, the Hickox was Springfield's premier apartment complex--recognized as the best address for apartment living in town.

Built primarily to house middle and upper-middle class families, these structures were designed with interiors which imitated private homes as much as possible. This element, coupled with a location on Springfield's Aristocracy Hill and ownership by one of the city's leading "society" families, gave the Hickox great prestige and did more to lend social respectability to apartment living in Springfield than any other building. Multi-family dwellings before this time were thought of as something not quite nice.

Springfield's Aristocracy Hill, a gently rising knoll surrounding the governor's mansion, was literally and socially the highest point in town throughout the 19th century. Newly successful millionaires scrambled for lots in the area on which to build extravagant showplaces. These ranged from the subdued Italianates of the 1850s to the elaborate Queen Annes of the 1880s and 1890s, all the way to the Frank Lloyd Wright-designed Dana house one block south of the Hickox. The automobile, new planned subdivisions and an encroaching downtown contributed to the Hill's post-World-War-II eclipse.

Throughout the 19th century downtown commercial buildings had housed some families who lived over their businesses. Beginning in the 1890s apartments or "flats" began to appear in Springfield. Most of these were constructed within three or four blocks of the state capitol by speculative builders.\* Most were three or four stories high with open front porches. They appealed to state politicians, salesmen, childless couples and other minorities of the local population who, for one reason or another, did not maintain a conventional house.

That apartment living was considered socially undesirable was most clearly seen when the first major social survey of Springfield was conducted by New York City's Russell Sage Foundation in 1914. The survey characterized Springfield as a city of "the single family house with good size yards." But a severe warning was issued regarding the sinister danger lurking if Springfield continued to permit apartment construction. A special section gravely titled "Menace of the Multiple Dwelling" presented a discourse on the health dangers associated with multiple dwellings which usually suffered from inadequate plumbing, lighting and ventilation. More to the point however surveyors noted that:

\*The major exception being the Enos Flats on North Fifth Street, a series of ponderous, pressed-brick buildings which were more truly 19th century row houses than apartments.

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...it is not alone because of its menace to health that the multiple dwelling is a thing to be discouraged. The multiple dwelling is not built for children. Even where, as in some of the old-world cities, tenements have been built with play courts and kindergartens and assembly rooms, they are at best only a poor substitute for the individual family house. They are too far from the ground ever to strike roots down into the soil. If such dwellings multiply until Springfield becomes what one of our cities is, a mere group of barracks, it will mean a change for the worse in the whole social life of the community. Barrack dwellers are usually nomads to whom moving becomes a habit...for them the word home loses much of its significance.

The report conceded that there was a place for a very small number of apartment buildings for childless couples and "the unattached." Local newspaper editorials and civic leaders lauded this sentiment. In practice however no such moralizing would stem the tide of speculative apartment construction locally. An average of a half dozen new buildings opened in the city each year between 1915 and 1930 and an untold number of houses were converted to multi-family.

Harris Hickox was a well-to-do descendant of a pioneer Springfield family which had been, to a large extent, responsible for the city's railroad development. Mr. Hickox's family lived across the street from the governor's mansion, a few doors north of what became the site of the Hickox apartments. A personal interest in building, combined with his occupation as manager for family real estate holdings, led him to consider the construction of rental property in the years just before World War I.

Being very much a part of Springfield's upper class, with membership in most of its leading clubs (both formally and informally organized) he held many of that group's views regarding the proper atmosphere for home life--the idealized single-family dwelling "with a good size yard." He built a couple of single family houses but found these unprofitable as rental properties. On visits to Chicago's north shore suburbs he observed the pleasant, domestic-looking family apartments in fashionable areas there and was inspired to introduce replicas of these in Springfield.

By 1919 he had acquired several lots across Fourth Street from his family home. After demolishing houses there, he erected three, three story, six-flat buildings (610-14 South Fourth). The exterior still resembled the attached, row-type building seen elsewhere in town. But they offered amenities usually found only in the better type of single family house--generous banks of windows for light and ventilation, sun parlors, large size rooms, comfortable kitchens, separate dining rooms and floor plans without long, narrow hallways. The buildings were advantageously sited immediately south of the governor's mansion and neighboring a number of grand private houses.

The earliest tenants were Hickox friends and acquaintances--young couples or

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widowed people who had lived many years nearby and who had sold or closed their large houses. Hickox's experiment proved so successful that he built an addition to the row (606 South Fourth) and purchased other lots on the west side of Fourth Street. These included an Italinete house on the northwest corner of Fourth and Cook streets into which he moved with his family. In 1924, at the rear of that house, he built a large apartment with a deep, well-landscaped courtyard facing on Cook Street (301-303 East Cook). This was a completely detached building which totally abandoned the row house effect and illustrates the transition to the true suburban apartment building with finished facades on three sides and surrounded by green space.

Hickox discovered, as did countless other apartment developers of the '20s, that with increasing numbers of servantless households and emphasis on entertainment outside the home, apartment dwellers sought out smaller quarters with less space to care for. Acting on this trend Hickox himself drew plans for what would be both the anchor building of his complex and Springfield's most modern apartment to date--eclipsed only by the Town House hi-rise of 1956. When this newest building was completed the Hickox boasted 100 apartments, the largest complex in the city. Hickox hired Springfield architect Carl Meyer in a nominal position as designer for the facade and to consult on the entire project. However Hickox drew his own floor plans and acted as his own contractor, dealing directly with masons, carpenters, electricians and laborers.

His new "apartment hotel" was a five story structure composed mostly of efficiency apartments and was the first apartment building in the city equipped with an elevator. Central refrigeration, window washing, laundry and maid service was provided. The sophisticated, urban, luxury apartment had arrived in Springfield. Although many new apartment buildings were constructed before 1930, the Hickox easily outdistanced the competition as the most desirable apartment in which to live. The others (such as the Tudor-revival Capitol View on South Second) rivaled the Hickox in expense and smartness, but were considered too commercial in nature. The Hickox provided every up-to-date convenience along with immaculate service, but it also offered a far more important and far less tangible commodity--a genteel, upper-middle class atmosphere.

Typical of the Hickox's subtle, but none-the-less very real mood of exclusivness was in the clever manner of advertising the building--through no advertising at all. A small sketch of the structure appeared in 1928 announcing construction. In the 1920s every new building in Springfield, from the smallest sandwich shop to the grandest hotel, was balleyhooed with a newspaper feature at the time of completion. When the Hickox opened its doors the newspaper grand opening story was conspicuous by its absence. And, according to Hickox's secretary who began work in the early 1930s, her employer's greatest satisfaction was in never publicly advertising his apartments, relying instead on an informal communication system through social friends and acquaintances. Interestingly enough, even though the complex was next to the governor's mansion and close to the capitol complex, few if any politicians were apartment tenants nor were they often guests in the few rooms reserved for transient patrons. In later years a small number of state executives and staff members lived there, but the Hickox always maintained a socially reserved atmosphere with none of the associations of political high life which so characterized much of its competition and all of the city's major hotels.

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The Hickox was run like a great private house with lobby staff standing guard and carefully screening comings and goings. This appearance of domesticity was further enhanced by Hickox through the curious device of attaching the new building directly to the front of the old house in which he was living. The front door of that house opened directly into the lobby. This feeling of personal contact with the owner who lived among his tenants gave a sense of belonging to a private club rather than of living in a commercial establishment. This point was brought up again and again by long time tenants. Some years later the Hickox's demolished their attached house and moved next door to another Italtinate mansion, the J. Taylor Smith house which remains today in its original form and with its landscaped lawn gives an excellent illustration of how houses on the Hill appeared in their day.

The Hickox development is one of Springfield's most visible landmarks due to its proximity to downtown and the unusual cohesiveness (for Springfield) of the complex. All of Springfield's other pre-World-War-II apartment types are randomly sited along residential streets. The Hickox on the other hand wrought a full change to a part of this block making it a sort of island in the neighborhood. It was planned in conscious imitation of the streets of apartments so characteristic of towns like Ewanston, Oak Park, River Forest and Wilmette.

The Great Depression prevented Hickox's completion of additional units. Changing social conditions after World War II made further Hickox expansion impractical. The city decentralized and new, low-profile garden apartments appeared in outlying areas. The single, close-in exception was the Town House (Springfield's first hi-rise) a few blocks east of the Hickox. However, while the Town House and other hi-rises turn their backs to the street, the Hickox represents the last type of urban apartments to be associated with their immediate neighborhoods. These apartments were close enough to the ground (particularly in the pre-air conditioning era when residents opened their windows for ventilation) to make a pleasant surrounding streetscape extremely important.

The combination of flawless building maintenance, personal attention to tenants' needs, a restricted atmosphere (in the best and worst real estate sense of that term) and the unquestioned social standing of the apartment owner kept the Hickox's prestige high well into the 1960s, long after most of its contemporaries had become merely out-moded, slightly shabby structures.

The Hickox is significant in that, taken as a whole, the block documents the line of development from row flats to courtyard apartments to the full-size, detached, luxury apartment building--the direct ancestor of today's hi-rise apartment. The Hickox is the only fully developed complex in Springfield which shows this progression. It is also unquestionably the best Springfield example of the high-toned apartment hotel of the 1920s, those structures which gave apartment living respectability. Equally important is the fact that the Hickox has been a unique establishment in Springfield for over 60 years--a residence with a character somewhere between an apartment building and large private house--where new money, old families, the

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upwardly mobile of the middle class (and not a few sliding down into genteel obscurity) along with some just plain social hangers-on, all mixed as members of a small, private community well recognized by the Springfield public. The Hickox is truly an important Springfield institution, worthy of official recognition.



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Page 1

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Legal description of Hickox Complex.

Lots Seven (7), Eight (8) and Nine (9) in Block One (1) of Washington Iles' Second Addition to the City of Springfield, according to the plat thereof recorded in Volume "II" of Deeds, page 490 in the Recorder's Office of Sangamon County, Illinois. ALSO the South 30 feet of Lot Two (2) and all of Lots Three (3), Four (4) and Five (5) in Block One (1) of B.S. Edwards' South Addition to the City of Springfield, according to the Plat thereof recorded in Volume "R" of Deeds, page 408 in the Recorder's Office of Sangamon County, Illinois.

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreage of nominated property Less than one  
 Quadrangle name Springfield West Illinois

Quadrangle scale 1:24000

UMT References

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 Zone Easting Northing

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Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

# 11. Form Prepared By

name/title Edward J. Russo

organization Lincoln Library

date July 1, 1984

street & number 326 South Seventh Street

telephone 217-753-4910

city or town Springfield

state Illinois

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Edward J. Russo*

title Director

date 9/25/84

For HCRS use only

I hereby certify that this property is included in the National Register

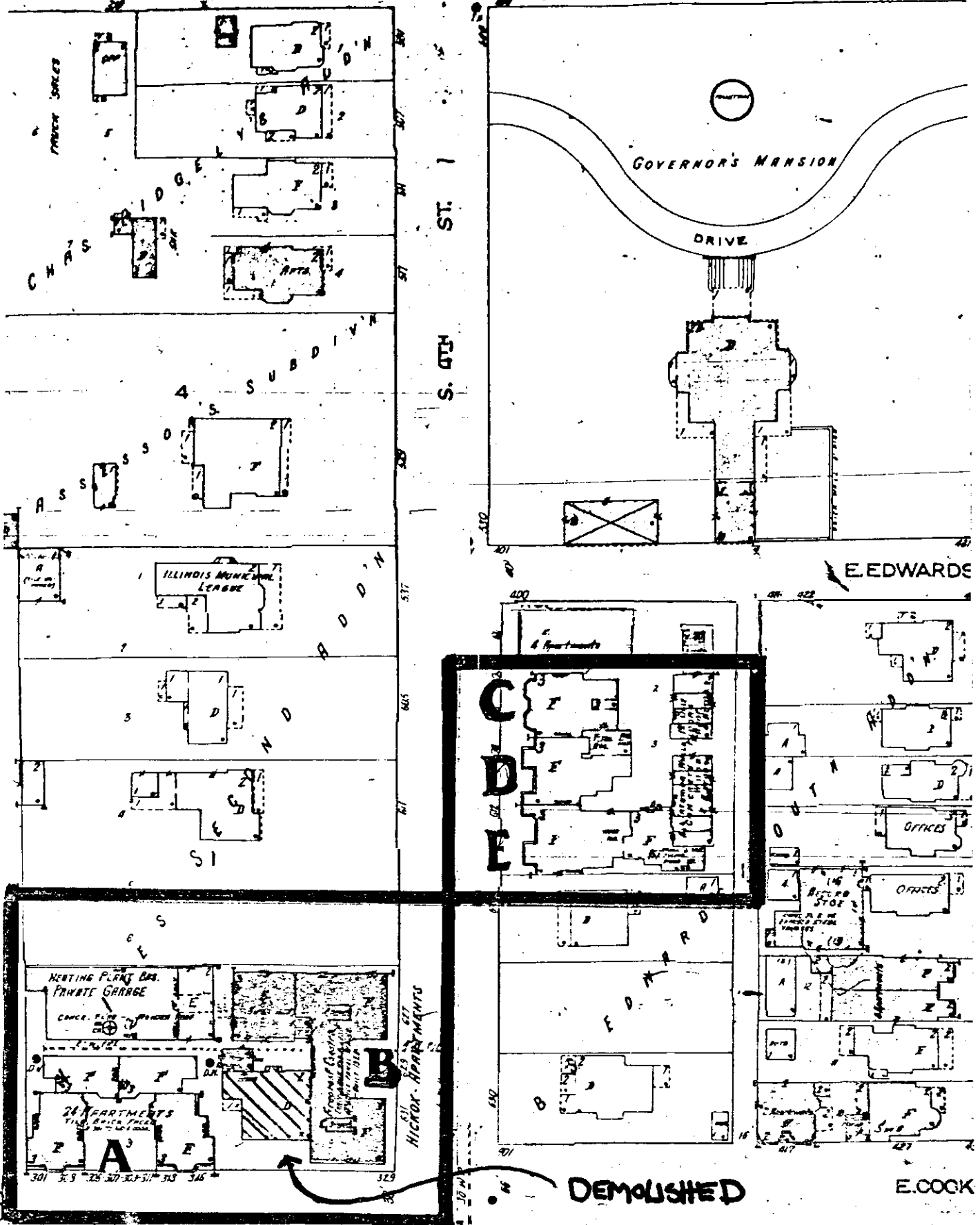
date

Keeper of the National Register

Attest:

date

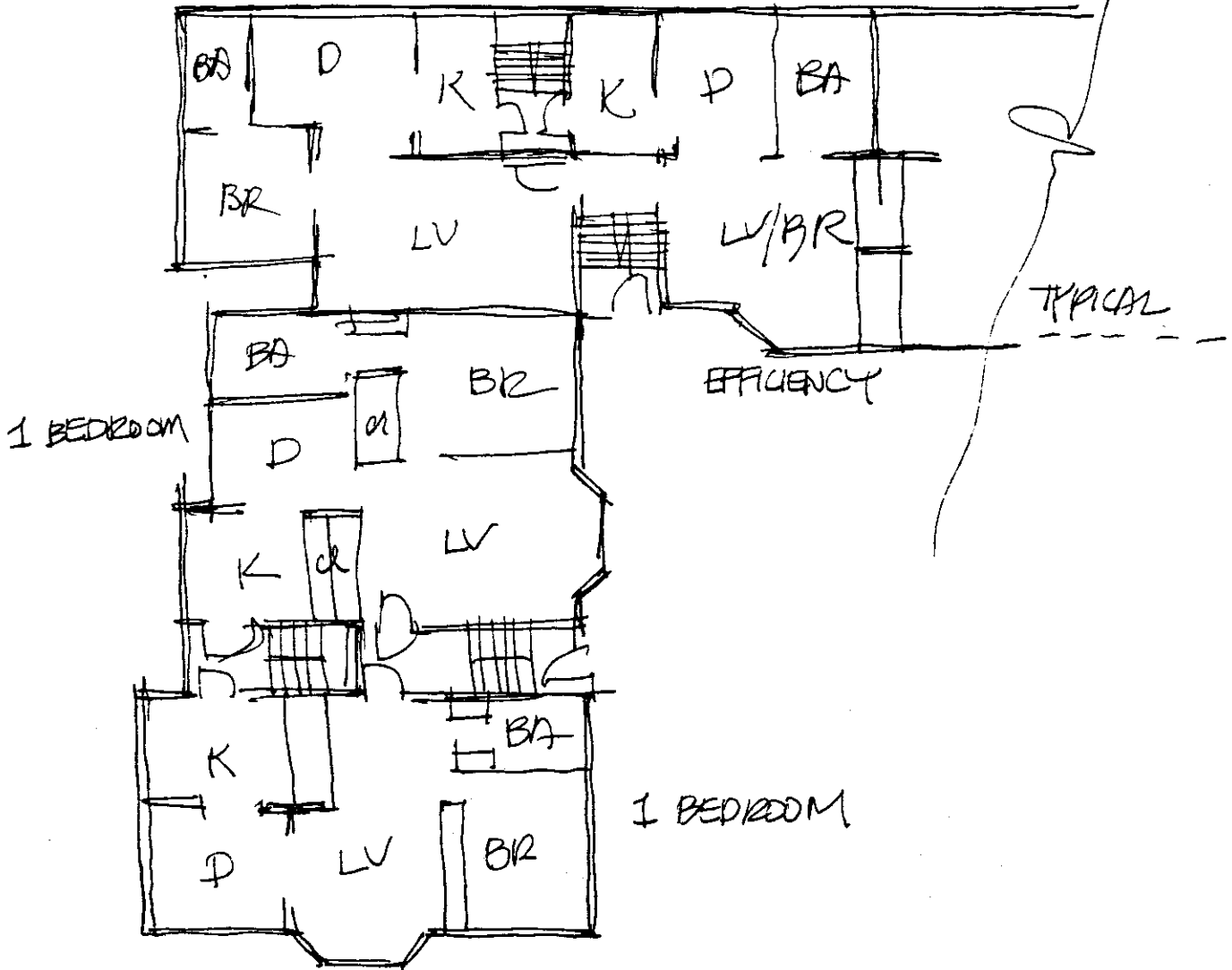
Chief of Registration



1952 SANBORN FIRE INSURANCE MAP SHOWING LOCATION OF HICKOX APARTMENTS

A. 301-303 East Cook (1924)

1 BEDROOM



COOK STREET SKETCH EXISTING CONDITIONS  
 TYPICAL FLOOR  
NOT TO SCALE

DATE	JOB	PROJECT	GROUP	SHEET
1 JUNE 58		HILKOX APTS		
MELOTTE • MORSE		213 1/2 SOUTH SIXTH, SPRINGFIELD, ILLINOIS 62701		



# United States Department of the Interior

NATIONAL PARK SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

NOV 23 1984

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning November 11, 1984 and ending November 17, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARKANSAS, Mississippi County, Chickasawba Mound (3M55), (11/16/84)

ARKANSAS, Pulaski County, Little Rock, Williamson House (Thompson, Charles L., Design Collection TR), 325 Fairfax St. (11/15/84)

COLORADO, Grand County, Estes Park vicinity, Trail Ridge Road, Rocky Mountain National Park (also in Larimer County) (11/14/84)

HAWAII, Honolulu County, Honolulu, Hocking, Alfred, House, 1302 Nehoa St. (11/15/84)

HAWAII, Honolulu County, Honolulu, Oakley, George D., House, 2110 Kakela Pl. (11/15/84)

HAWAII, Honolulu County, Kailua vicinity, Kukuipilau Heiau, Kalaniana'ole Hwy (11/16/84)

HAWAII, Kauai County, Hanalei vicinity, Haena Archeological Complex, Kuhio Hwy (11/16/84)

HAWAII, Kauai County, Hanalei vicinity, Na Pali Coast Archeological District, Na Pali Coast (11/16/84)

HAWAII, Kauai County, Waimea, Kikiaola, Waimea Rd. (11/16/84)

ILLINOIS, Cook County, Chicago, Cook County Criminal Court Building, 54 W. Hubbard St. (11/13/84)

ILLINOIS, Cook County, Chicago, Emmel Building, 1357 N. Wells St. (11/13/84)

ILLINOIS, Cook County, Chicago, Lake-Side Terrace Apartments, 7425-7427 South Shore Dr. (11/13/84)

ILLINOIS, Cook County, Chicago, Peoples Gas Building, 122 S. Michigan Ave. (11/13/84)

ILLINOIS, Cook County, Chicago, Yondorf Block and Hall, 758 W. North Ave. (11/13/84)

ILLINOIS, Ford County, Paxton, Paxton Water Tower and Pump House, 145 S. Market St. (11/13/84)

ILLINOIS, Hancock County, Niota vicinity, Cambre House and Farm, SW of Niota (11/13/84)

ILLINOIS, Jackson County, Murphysboro, Mobile and Ohio Railroad Depot, 1701 Walnut St. (11/13/84)

ILLINOIS, Lee County, Dixon, Brookner, Christopher, House, 222 N. Dixon Ave. (11/13/84)

ILLINOIS, Rock Island County, Rock Island, Fort Armstrong Hotel, 3rd Ave. and 19th St. (11/13/84)

ILLINOIS, Sangamon County, Springfield, Camp Lincoln Commissary Building, 1301 N. MacArthur Blvd. (11/13/84)

ILLINOIS, Sangamon County, Springfield, Hickox Apartments, 4th and Cook Sts. (11/13/84)

ILLINOIS, Will County, Plainfield, Standard Oil Gasoline Station, 600 W. Lockport St. (11/13/84)

INDIANA, Allen County, Fort Wayne, West End Historic District, Roughly bounded by Main, Webster, Jefferson, Broadway, Jones, and St. Mary's River (11/15/84)

INDIANA, Marion County, Indianapolis, Indianapolis Chair Manufacturing Company, 330 W. New York St. (11/15/84)