

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Heimberger House

Name of related multiple property listing

Multiple Family Dwellings of Springfield, Illinois

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

2. Location

Street & number: 653-655 West Vine Street

City or town: Springfield State: Illinois County: Sangamon

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

Heimberger House
Name of Property

Sangamon County, IL
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Heimberger House
Name of Property

Sangamon County, IL
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

Heimberger House
Name of Property

Sangamon County, IL
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation: BRICK

walls: BRICK

roof: ASPHALT

other: WOOD

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Heimberger House, located at 653 – 655 West Vine Street in Springfield, is a one and one-half story brick Arts and Crafts style double bungalow built in 1915. The building is prominently sited at the corner of Vine and Glenwood in a residential neighborhood and has the overall appearance of a large, symmetrical single family dwelling, which is belied by its two front doors partially disguised by a long, incised porch and its two back doors, which are enclosed by two small porches. Above the front porch is a wide front gable, which is intersected by two half-hipped or clipped side gables. The visual effect of the clipped side gables serves to emphasize the overall horizontality of the house, a typical bungalow characteristic. The second story of the house, normally considered a half-story in a single bungalow, benefits from the large roof area required to cover the two large side-by-side residences such that the height of the second story provides higher ceilings and, thereby, a considerable amount of upper level living space. The roof is finished with asphalt shingles, has a rectangular brick chimney visible from the front of the house, with the rear of the roof showing two slightly raised skylights near the peak and a tall, square brick chimney midway down. The wood fascia, soffits, eaves, and front

Heimberger House
Name of Property

Sangamon County, IL
County and State

porch ceiling have been covered with aluminum post-construction, but artfully done so as to preserve the general appearance of the exposed elements of their honest construction, typical of Craftsman workmanship. While there has been some repurposing of rooms in one unit of the house, the interior design elements, decorative details, and materials have been little altered.

The front and west side yards are steeply sloped from the street level. The wide steps from the front sidewalk are a conspicuous element and are accompanied by two levels of brick walls capped with limestone tops. The steps end at a long concrete landing, which transitions to brick-walled porch steps. The front yard is shared, having the appearance of a single family dwelling. The rear yard is fenced, sharing a post-construction wood patio, and also including a non-contributing structure, which is comprised of a double garage, covered concrete patio, and enclosed workshop/storage areas.

Narrative Description

Exterior

The north elevation features a large front gable, is stuccoed with faux-timbered wood trim, and extends to shelter a long, decoratively tiled porch. Four-over-four paired windows are directly below the gable peak, and are the only windows not original to the house; these are recent replacements, not wood, but otherwise are identical to the originals. All of the other windows in the lower and upper floors of the house are original wood sash four-over-one double hung. The two front doors are at the far ends of the porch and are original single-paneled oak, each glazed with four zinc-camed beveled glass panes. The doors, which maintain their original brass hardware, are separated by two identical banks of two windows and an inset decorative tile frieze centered between the banks of windows. The original tile frieze, which was missing, was replaced approximately ten years ago with an arts and crafts style scenic frieze. The lower front façade and the surrounding porch are Chaldean brick, made locally by Poston Brick Company (as are all of the other facades of the house), with limestone decorative lintels. There are two Craftsman-style center brick rectangular porch pedestals and two corner brick L-shaped corner pedestals, all with decorative limestone lintels. The wide front steps are limestone and are flanked by brick walls with limestone lintels.

The east and west elevations are virtually identical, each with a half-hipped or clipped gable. The façades are brick with three banks of two windows and one single window on the lower level. The upper level has one bank of two windows. The west elevation has aluminum awnings on the windows, which were added approximately fifty years ago.

The south elevation is a brick façade with two nearly symmetrical sides, each side having a single window near the corner, a rear door enclosed by a small wood porch, then a two window bank. The east side rear door is the original oak single pane over single panel door with original

Heimberger House
Name of Property

Sangamon County, IL
County and State

hardware. Above this door is the original single-pane transom with the original and working opening/closing mechanism. The west rear door is a replacement, being an oak, three-pane over two-panel door with a single pane fixed transom. Each of the porches has its original four windows, wood sash four-over-one double hung, identical in style to all of the other original windows on the house's four exterior facades. The lower portion of both porches has replacement wood siding. The porch doors are replacement aluminum storm doors which both face west with a small set of concrete steps, adding a touch of asymmetry to the south elevation. The west side has a set of steps leading to the basement with a covered metal cellar door. Also visible from the south elevation are the two skylights near the center roof peak and a rear brick chimney, centered and half way down from the peak.

Interior -Plan

The floor plans of each of the two units of the house were modeled and built as mirror images. The layout of the east unit remains true to the model plan as built. The front door of the east unit leads directly into a spacious living room, the most important room of the house, the focal point being the fireplace at the west end of the room. Near the fireplace is a large opening with ten-pane oak French doors leading to a den/workroom. The other end of the living room provides the typical bungalow arrangement of access to the dining room through a rather large opening, providing a feeling of roominess. The dining room leads to two different doorways - to the kitchen reached through a swinging door and to a hallway entrance on the other side. The layout of the kitchen is compact and convenient with an adjoining pantry walk-through space with storage cabinets on one side and a recessed spot for an icebox/refrigerator on the other. The walk-through is a convenient cross-axis and second entry to the hallway. The bathroom and both bedrooms are both entered from the hallway. A central hall off which rooms opened was unusual in bungalows until c. 1910, after which influence of the academic tradition began to manifest a more formal first floor plan. It might also be noted that the double bungalow's party wall between the two units strongly suggests a parallel orientation for a natural, formal front-to-back hallway. A door at the south end of the hallway leads to an enclosed, small rear porch.

The front door of the west unit leads directly into the living room. The wide opening into the dining room has been closed for privacy, since the dining room has been repurposed as a master bedroom. On the fireplace side or east end of the living room is a wide opening into the den/workroom. A door opening into the central hallway has been cut into the southwestern corner of the den. The original door opening from the repurposed dining room leads into what was originally the small kitchen, now converted to a master bedroom closet. A walk-through area to a central hall remains as built, but with the original pantry storage and refrigerator areas now used as closets. The central hallway to the rear door remains as built, but a combined and open kitchen and dining area replaces what were the two bedrooms. A rear door leads to an enclosed, small rear porch.

The design of each unit incorporates a skylight for the purpose of illuminating the bathroom and the den/workroom, the interior rooms of the house without windows. Certainly, a distinguishing

Heimberger House
Name of Property

Sangamon County, IL
County and State

feature of the Heimberger House is the interconnectedness of the two units. The main level has a connecting door through the party wall between the dens/workrooms. The cellar has two connecting doors through the brick foundational party wall. The upper level also had an interconnected party wall, which was removed in a post construction remodel, when the attic was finished into additional living quarters of three bedrooms and one bathroom.

Interior – Details

The interior of the Heimberger House retains most of its original woodwork. The living rooms, dining rooms and dens/workrooms are all trimmed in fumed, quarter-sawn oak. This includes the four-piece cornice moldings, three-piece base moldings, the wrap-around fireplace mantels and surrounding built-in single-front-panel and hinged storage seats, the dining room box-beamed ceilings and wall trim decorative strips, and the window casements. The floors in these three main rooms are original hand-scraped oak and are in excellent condition, original finish in the east unit and refinished in the west unit. The wood trim and interior doors in the kitchens, hallways, and rooms in the rear of the house are birch. The floors in the rear rooms are hand-scraped maple, original finish in the east unit, and refinished in the west unit. Some of the birch moldings in the kitchen and rear rooms, while original, have been painted. The use of more expensive woods in the front or more public rooms is a typical feature in bungalow construction. Virtually all of the hardware in the house is original and has an Arts and Crafts flair. The east unit has the original hardware for curtaining portieres to separate the living room and dining room, as desired. A few of the lighting fixtures are original, while the others are either replacements or reproductions in the Arts and Crafts bungalow-style. The kitchens have been remodeled in period bungalow style, with replicative bead board cabinet facings in the east unit and flush-face, recessed single-panel, quarter-sawn oak cabinets in the west unit. The bathrooms have been remodeled in period bungalow style, the east unit having been expanded by three feet into what was part of a bedroom closet.

Integrity

The Heimberger House is in excellent condition, has maintained most of its originality, and has preserved a substantial amount of its design and details, as planned and built. It has a high degree of integrity for listing in the National Register of Historic Places. To the extent that alterations have been made to the house, they are few and relatively minor. None of the alterations have affected the significance of the property.

Exterior alterations are few. The only alterations to the north elevation are the single pair of replacement windows under the eave and a newer scenic tile frieze which decorates an inset on the front façade. The east elevation has no alterations. The west elevation has aluminum awnings, which are reversible. The south elevation has minor porch alterations which include aluminum storm doors, some wood replacement on the lower sections, and a rear door replacement in keeping with the style of the house. The wood fascia, soffits, eaves, and front porch ceiling were covered with aluminum, but done so as to preserve the general appearance of the exposed elements.

Heimberger House
Name of Property

Sangamon County, IL
County and State

With respect to the integrity of the interior elements, the east unit of the house has had no significant alterations; the bathroom and kitchen have been updated but everything else is original. While there has been some floor plan alterations due to the repurposing of some of the rooms in the west unit of the house, the interior design elements, decorative details, and materials have been little altered. The original dining room has been repurposed as a master bedroom; a door opening into the central hallway has been cut into the southwestern corner of the den; and the original small kitchen is now a master bedroom closet. The central hallway remains, but a combined and open kitchen and dining area replaces what were the two bedrooms. Most importantly, the house retains the character of the original two-unit dwelling in all respects.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery

Heimberger House
Name of Property

Sangamon County, IL
County and State

- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning and Development

Period of Significance

1915

Significant Dates

1915

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Harry Jasper Reiger

Heimberger House
Name of Property

Sangamon County, IL
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Heimberger House is eligible for listing in the National Register of Historic Places as being locally significant as described in the Multiple Property Document (MPD) form, *Multiple Family Dwellings in Springfield, Illinois*. Specifically, the house is eligible under Criteria A for community planning and development and under Criteria C as an example of a double house as defined in the registration requirements of the MPD. The success of expansion of housing to accommodate the rapid growth of Springfield's population from 1900 to 1920 began to depend on multi-family housing as a solution that was socially acceptable to the community. The Heimberger House, built in 1915, incorporated the elements that would prove harmonious in one of Springfield's newest residential areas. Namely, the house was located near the newly built trolley line in one of the fashionable neighborhoods near Washington Park; it was an attractive all-brick, Arts and Crafts style home, a modern trend at the time; and, perhaps most importantly, even though it was a two-family home, it was built to blend in with its surrounds, by resembling a single family home with carefully disguised, but separate, front and rear entrances. As a double house it was, and is, without peer in Springfield. It features some of the most stylish advanced features of the period, including multiple skylights, numerous, high-end Craftsman features, with an alluring street and interior presence, both then and now.

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

In 1915, the year of the Heimberger House's construction, the multi-family dwelling was early in its formative stages in Springfield. Prior to 1900, multi-family dwellings in Springfield, to the limited extent that they existed, were predominantly a mix of apartments above businesses, boarding houses, and hotels. However, between 1900 and 1915, both the population and geographical area of Springfield had dramatically increased. With the expansion of the city's perimeter, and the consequent build-out of new trolley lines to accommodate the growth, construction of new residential property abounded. It was against this backdrop of demand for additional housing that two, four, and six flat apartments began appearing, first nearer the downtown area, then throughout the city. Multi-unit flats became acceptable since they were a natural blend in residential areas and also were an affordable, practical, and attractive as an alternative to the more expensive single family dwelling. The double house, which began to arise at this time, provided another acceptable multi-unit alternative for the same reasons as the two-unit flat.

Perhaps the most prolific residential development both in and around the city occurred toward the west, where the popular one-hundred-and-fifty acre Washington Park had been established in 1901. By 1915, new blocks and the beginnings of new neighborhoods had continued to push westward, nearer the very popular park. When Pauline Heimberger announced her plan to build a double bungalow at 653-655 West Vine Street, one block from the trolley line and only two

Heimberger House
Name of Property

Sangamon County, IL
County and State

blocks south and four blocks east of Washington Park, it was both an affirmation of the appeal of this area of the city and also a rather bold statement for a new multi-family style of house when, typically, bungalows were perceived as modest, single-family dwellings. Her choice for the bungalow style is unknown, perhaps personal preference. The other five homes which had already been built in the 600 block of Vine Street were four-squares. However, it is known why she chose to build her house in double form.

Pauline's deceased husband, Leonhardt (Leonard) Heimberger, a German immigrant, had established a grocery store at 100 West Jefferson Street in 1880. At the time of his death in 1901, Pauline assumed management of the business. By 1915, Pauline, fifty-five years old, had moved the business {now Heimberger and (Henry) Keil Staple and Fancy Grocers} to the adjacent 102-104 West Jefferson, and also, continued ownership of the "new brick business block," including three or four rooms that she rented, and others in which she and her children resided. Pauline planned the new double house to accommodate her and her daughter, Agnes, in one unit, and another part of her family, step-daughter Margaret Keil and her husband, Henry Keil, in the other unit.

The house was designed by local architect, Harry Jasper Reiger, and was one of his earliest commissions. Mr. Reiger, son of German immigrants, who were also grocers in Springfield, was a 1911 University of Illinois graduate in architecture. He would go on to have a distinguished forty-seven year career in the design of many Springfield residences and institutions. He also played a role in the development of Springfield's push westward and contributed to designing many homes near Washington Park. Particularly relevant are two of his other contemporaneous Arts and Crafts works - his 1914 creation of the beloved Washington Park Field House, also known as the tennis pavilion (destroyed by fire in 2002 and rebuilt shortly thereafter), and his 1920's design of the addition to Laurel Methodist Church, one block from the Heimberger House.

The Heimberger House is an excellent example of a double house designed with Arts and Crafts elements in a Craftsman bungalow form. Its defining characteristics include the low pitched roof with wide overhanging eaves, clipped gables, exposed rafter beams and tails, half-timbering on the exterior, and varnished woodwork (moldings, trim, built-in seats, beamed ceilings), craftsman fixtures and hardware on the interior. It also has architectural elements that distinguish it from other residences of this form and type. Both units of the double bungalow have skylights which serve to illuminate all interior rooms not naturally lit, an exceptional architectural feature during this period and quite rare in any bungalow. The two units of the bungalow are also interconnected at the party walls by doorways with doors in the cellar and on the main level. The doors were intended to facilitate interaction between the original related families, who lived in the separate units. This utilitarian design feature, perhaps unique in a double bungalow, has proven to be useful and enduring in that the two subsequent families who have owned the house (Sand family, 1946 – 1999; Funk family, 1999 – present) have maintained the doorways intact and have continued to keep the two dwelling units as separate and distinct living spaces.

Heimberger House
Name of Property

Sangamon County, IL
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abstract of Title for Lots 27 & 28 Blk "Williams Place." Springfield, Illinois: Sangamon Abstract Company, 1972.

"Double Bungalow is New Idea in City." *Illinois State Register*, July 21, 1915.

Bricker, Lauren, Robert Winter, and Janet Tearnen for the City of Pasadena. *The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement*. National Register of Historic Places Multiple Property Documentation Form, 1998.

Huther, John. *Washington Park in Springfield, Illinois; From Its Beginnings To Present Time*. Springfield, Illinois: Sangamon County Historical Society, 2009.

King, Anthony D. *The Bungalow*. New York: Oxford University Press, Inc., 1995.

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Springfield City Directory. Springfield, Illinois: Springfield City Directory Company, 1880.

Springfield Directory. Springfield, Illinois: David B. Gould, 1881.

Springfield Directory. Springfield, Illinois: Jefferson's Printing Company, 1916, 1919.

Stickley, Gustav. *Craftsman Houses; The 1913 Catalog*. New York: Craftsman Publishing Company, 1913; reprint edition. New York: Dover Publications, 2009.

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Heimberger House
Name of Property

Sangamon County, IL
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Lincoln Library

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 39.788291° | Longitude: -89.665415° |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Heimberger House
Name of Property

Sangamon County, IL
County and State

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

Lots 27 and 28 in Block 4 of "Williams Place," situated in Springfield, Illinois

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the property and the land historically associated with it.

11. Form Prepared By

name/title: Michael J. & Suellen M. Funk
organization: _____
street & number: 653 W. Vine Street
city or town: Springfield state: Illinois zip code: 62704
e-mail funks2@comcast.net
telephone: 217-622-5299
date: December 17, 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Heimberger House
Name of Property

Sangamon County, IL
County and State

Photo Log

Name of Property: Heimberger House

City or Vicinity: Springfield

County: Sangamon

State: Illinois

Photographer: Michael J. Funk

Date Photographed: October 2013

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

1 of 15 – Street setting of front façade from corner of Vine and Glenwood, camera facing north-northeast.

2 of 15 – Front façade, camera facing north

3 of 15 – East façade, camera facing northwest

4 of 15 – West façade, camera facing east

5 of 15 – South façade, camera facing southeast

6 of 15 - Front porch, camera facing east

7 of 15 – East unit living room, camera facing west

8 of 15 – East unit dining room, camera facing north

9 of 15 – East unit kitchen, camera facing north

10 of 15 – East unit bathroom w/skylight, camera facing west

11 of 15 – East unit west bedroom, camera facing west-northwest

12 of 15 – East unit den/workroom w/interconnecting party wall door, camera facing north-northwest

13 of 15 – West unit den/workroom, camera facing south-southwest

14 of 15 – West unit living room, camera facing east

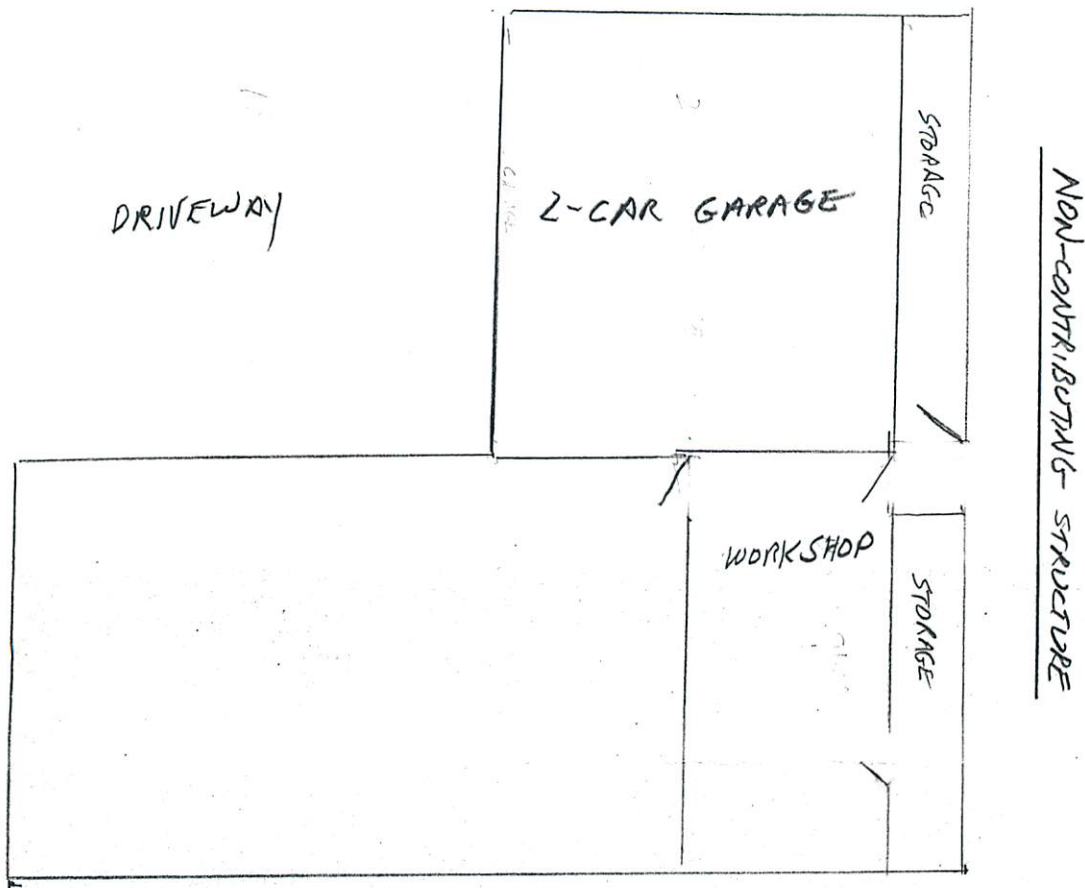
Heimberger House
Name of Property

Sangamon County, IL
County and State

15 of 15 – West unit kitchen, camera facing west-southwest

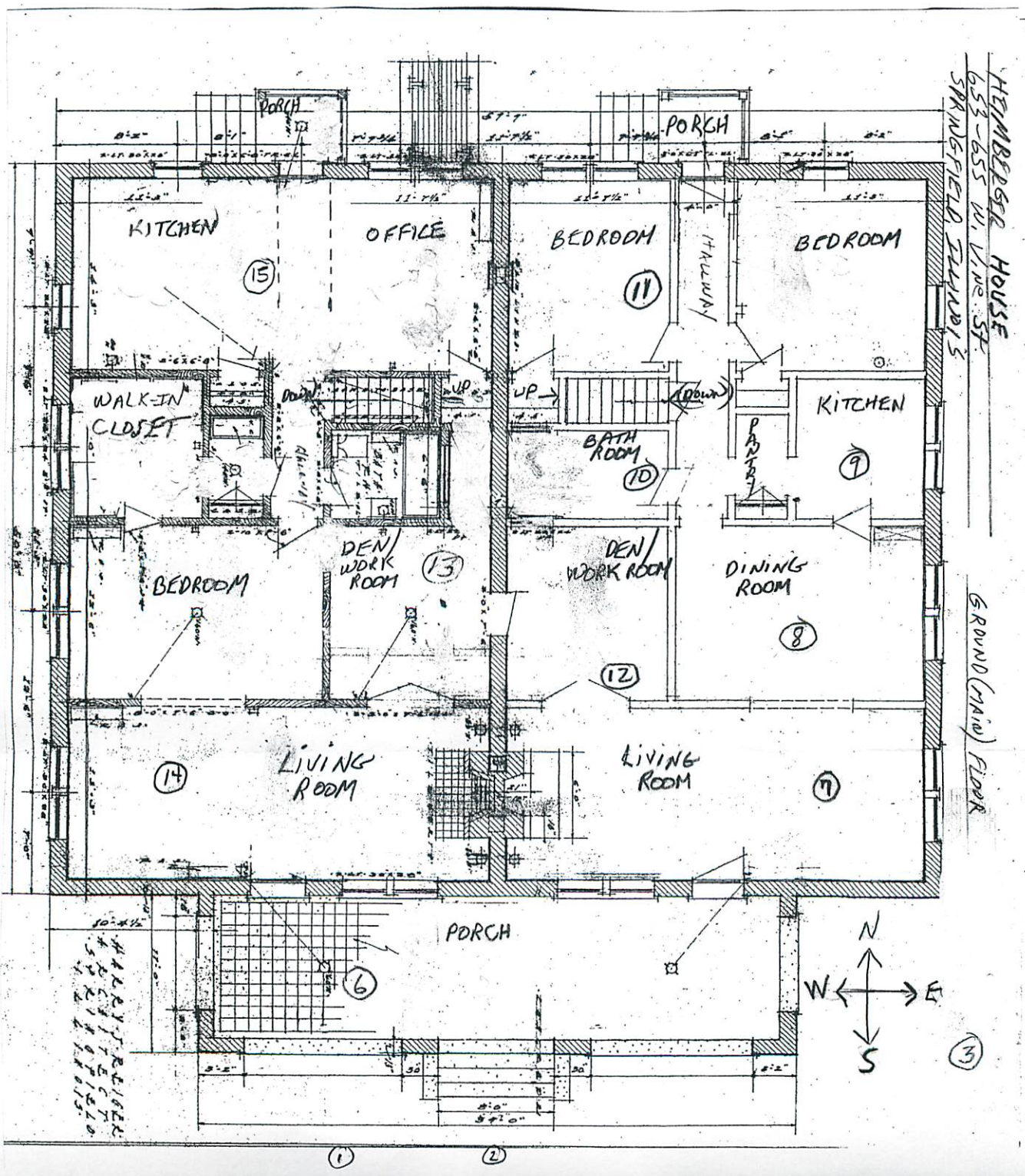
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



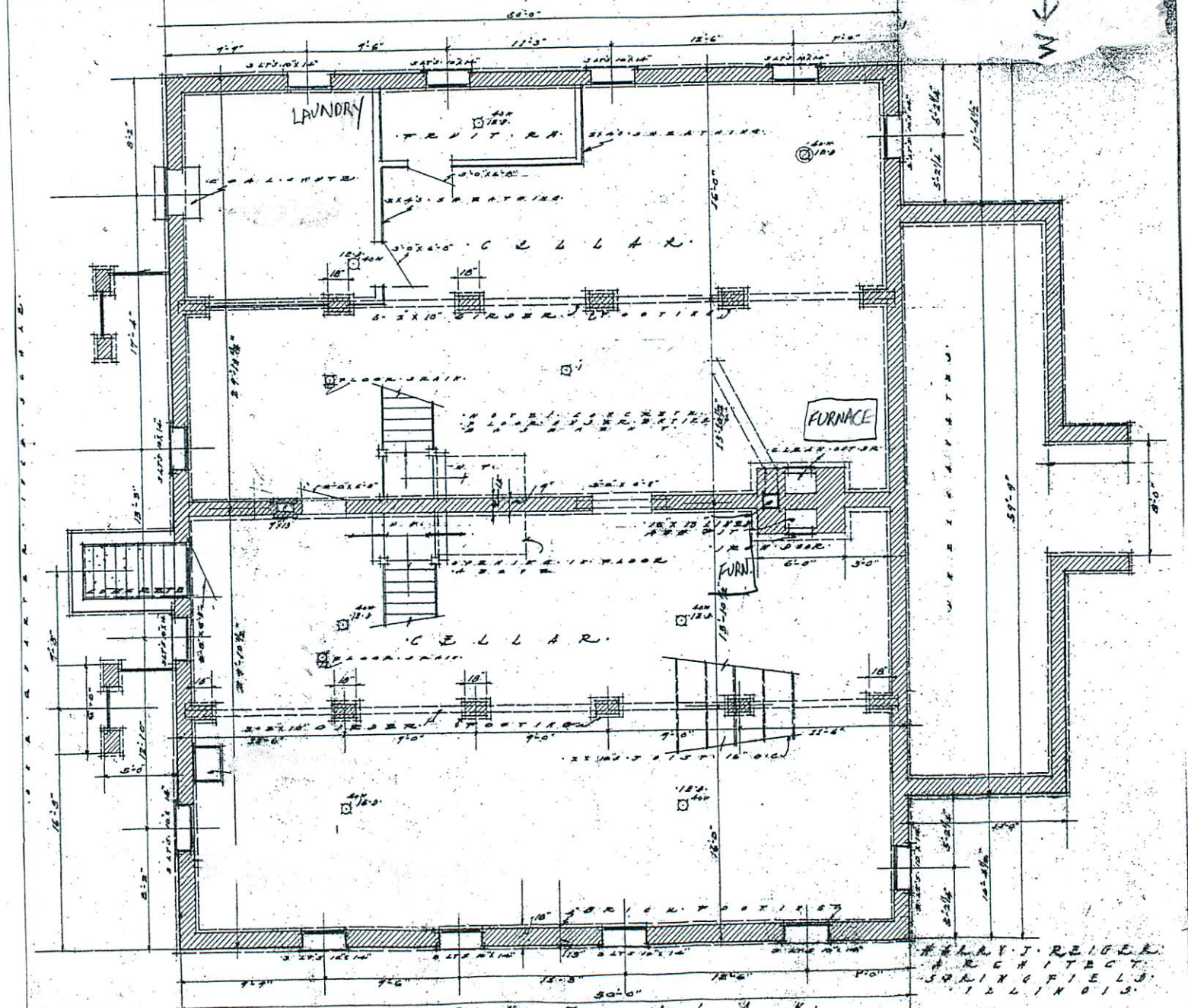
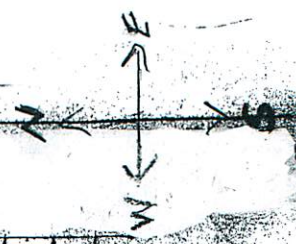
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SITE PLAN



HEIMBERGER HOUSE
653-655 W. VINE ST
SPRINGFIELD, ILLINOIS

BASEMENT

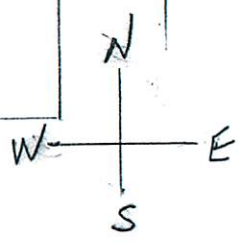
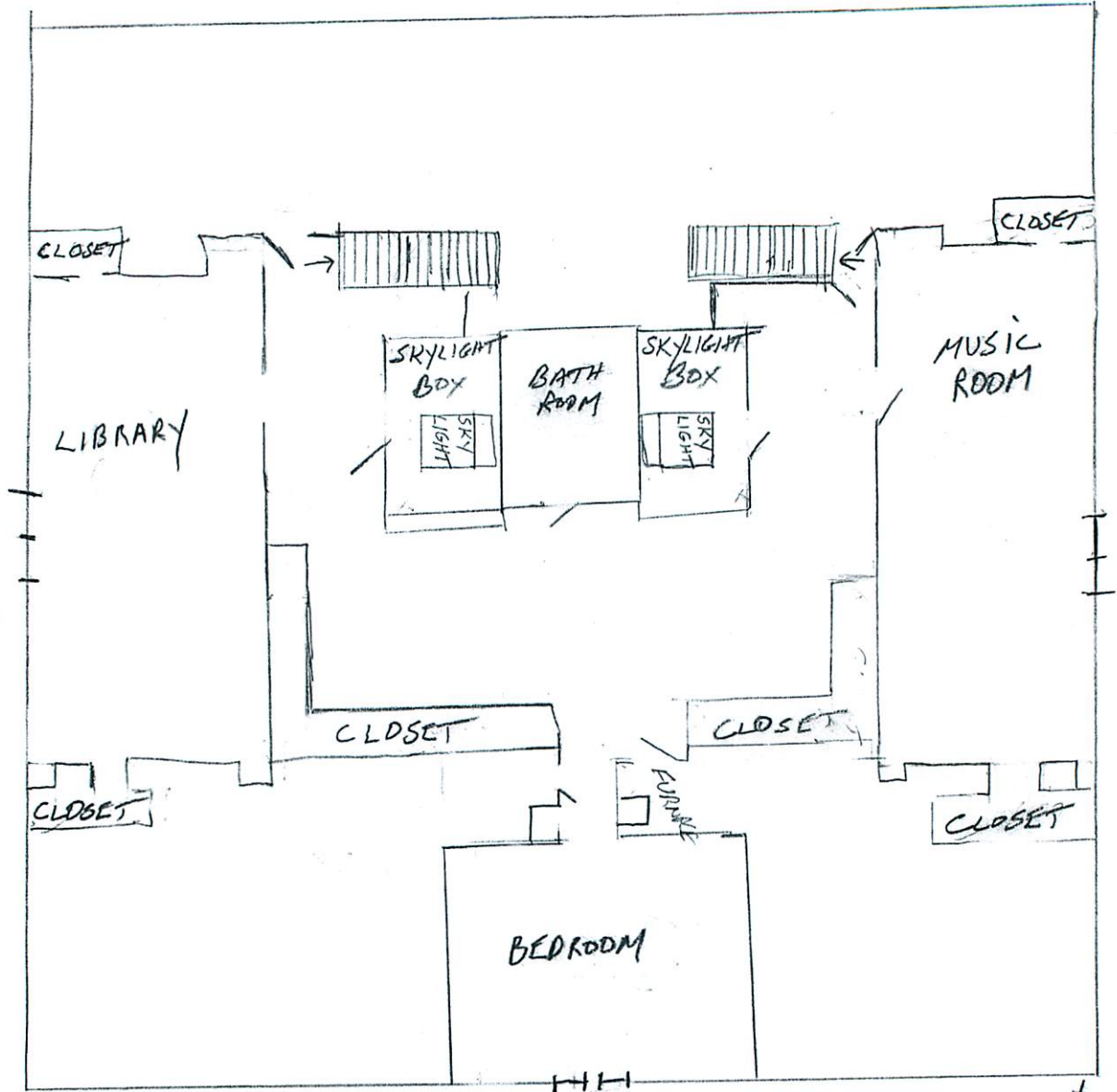


BASEMENT FLOOR PLAN

HARRY J. REIGER
ARCHITECT
SPRINGFIELD,
ILLINOIS

HEIMBERGER HOUSE
653-655 W. VINE ST.
SPRINGFIELD, ILLINOIS

UPPER STORY

















655

655

655