

United States Department of the Interior  
National Park Service

**SENT TO D.C.**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

9-28-06

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name **Cedar Crest Addition Historic District**

other names/site number

**2. Location**

street & number **Roughly bound by Constitutional Trail, Division**  Not for publication  
**Street, Highland Avenue, and Fell Avenue**  
city or town **Normal**  vicinity  
state **Illinois** code **IL** county **McLean** code **113** zip code **61761**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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  nationally  statewide  locally. (  See continuation sheet for additional comments.)

William L. Usher / SHAD  
Signature of certifying official

9-27-2006  
Date

**Illinois Historic Preservation Agency**

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

American Indian Tribe

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>50</u>	<u>8</u> buildings
<u>1</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>51</u>	<u>8</u> Total

Number of contributing resources previously listed in the National Register N/A

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

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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

**Domestic/single dwelling**  
**Domestic/ secondary structure**

Current Functions (Enter categories from instructions)

**Domestic/single dwelling**  
**Domestic/ secondary structure**

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**7. Description**

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Architectural Classification

**Craftsman**  
**Prairie School**

Materials

Foundation	<b>Concrete, Brick</b>
Roof	<b>Tile, Asphalt</b>
Walls	<b>Brick, Stucco, Stone</b>
Other	

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

**See Continuation Sheets**

**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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

**Architecture**

**Community Planning and Development**

Period of Significance

**1895-1930**

Significant Dates

**1914-1930**

Significant Person (Complete if Criterion B is marked above) **N/A**

Cultural Affiliation **N/A**

Architect/Builder **Simmons, Aaron T., Architect**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository **Town of Normal, Illinois State University**

**10. Geographical Data**

Acreage of Property **approximately 12 acres**

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	16	331642 4484614	3	16 331896 4484425
2	16	331896 4484614	4	16 331642 4484425

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)



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Section 7 Page 1 Cedar Crest Addition Historic District

McLean County, IL

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**Narrative Description**

Cedar Crest Addition Historic District (subdivision) is located in the town of Normal along its southern edge one-half mile east of Main Street (US 51). The residential subdivision is an area bordered by the former Illinois Central Railroad right-of-way on the east (now Constitutional Trail), Division Street on the south, Highland Avenue on the north, and Fell Avenue on the west. It includes the 1300 block of Hillcrest Street (originally Central Avenue), which runs between Clinton Place and Highland Avenue; and Clinton Place and Broadway Place, which run as two parallel "s" curving streets from Highland Avenue on the north to Division Street on the south. Broadway Place is a boulevard, a continuation of Broadway Boulevard, with a landscaped center median running the length of the street.

The subdivision has fifty residential buildings built on the fifty-nine original platted lots. All of the houses were originally built as single-family residences. To date, only one building, a circa 1895 two-story, Classical Revival Queen Anne house located at 5 Broadway Place, has served as a something other than a single-family dwelling. In the 1950s, 5 Broadway Place was divided into apartments; however it was later completely restored to its period style and original use. Ninety percent of the structures were built between 1914 and 1930; three houses, which constitute non-contributing resources, have been built since 1930. The subdivision was designated as a local historic district in 1993.

The homes are generally one and a half to two-stories and mostly a combination of brick and stucco with gable roofs. The homes are predominately Prairie and Craftsman reflecting the popularity of those styles at the time of construction. Unlike many homes built during this period or in the surrounding area, there are a significant number of Cedar Crest homes with built-in or attached garages suggesting the economic and social status of many of the owners.

The district's site plan distinguishes it from the surrounding area. The original site plan of the district remains unaltered; the curvilinear streets and large, irregular lots retaining their 1914 configuration. The boulevards landscaped with vibrant and inviting plantings beneath a mature tree canopy draw one into the neighborhood. Its brick streets are still intact, winding their way through the neighborhood of irregular, large lots. The topography of Cedar Crest is respected, allowing the distinguishable homes to be pronounced as the lots incline from the brick streets and public sidewalk to private steps on up to private sidewalks. This provision is ignored today as large lot subdivisions are graded to a consistent flat plane. Lighting is minimal in this district, with fixtures isolated to the landscaped boulevards. The curbing is generally flat with no gutter.

Cedar Crest is still referred to by its historic neighborhood name. It remains a desirable, middle to upper class neighborhood, providing an attractive alternative not to crowded urban lots as it once did, but to newer cookie cutter type housing, absent of architectural distinction, but with vinyl siding and minimal landscaping. A few houses have undergone minor alterations: re-roofing, addition or extension of a garage, and tuckpointing. There have also been some building material "updates," including the covering of what was probably stucco or false

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half-timbering on the second floors with horizontal aluminum or shingle siding. A front entrance has been relocated on one residence. In 1930, Central Avenue was renamed Hillcrest Avenue. Cedar Crest preserves a remarkable degree of historical integrity; of the fifty residential structures built on fifty-nine platted lots, only one was built before the subdivision was laid out, and only three were constructed after 1930.

**Descriptive Listing of Buildings:**

The houses in Cedar Crest Addition Historic District are listed by address, approximate construction date (using city directories and dated photographs), style (using *A Field Guide to American Houses* by Virginia and Lee McAlester), identifying structures, and any significant alterations.

**Broadway Place**

Address No.	Status	Construction Year, Style, Materials
2	Contributing	1929 Colonial Revival, brick two-story, side-gabled roof. Garage added via breezeway to house, circa 1984.
4	Contributing	1927 Colonial Revival, brick two-story, side-gabled roof with front entrance. Three gabled dormers facing the front. Integral side basement garage on Hillcrest. Modern room addition to rear. (Mailing address is 1304 Broadway Avenue).
5	Contributing	1895 Queen Anne, two-story. Typical 1890s late Queen Anne construction, frame and clapboards. Restored in 1994.
	Contributing	One car garage added on alley side in 1920s, restored 1994.
	Non-contributing	Three car garage added in 1994.
7	Non-contributing	1966 Modern, two-story, side-gabled roof. Brick lower level, lap sided second floor. Attached single level, one car garage. Non-contributing structure.
9	Contributing	1923 Craftsman, two-story cottage of brick and stucco, side-gabled roof, with front gabled gambrel dormers. Integrated basement garage.
11	Contributing	1925 Colonial Revival, two-story, side-gabled gambrel roof with shed dormer. Brick with aluminum sided gables and dormer. Asymmetrical front entrance and integrated basement garage.



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**Broadway Place**

<b>Address No.</b>	<b>Status</b>	<b>Construction Year, Style, Materials</b>
13	Contributing	1923 1 ½ story, high-pitched front-gabled roof with side shed dormers. English cottage of brick with stucco gables. Front gabled protruding entrance. Integral rear basement garage.
14	Contributing	1923 Prairie Craftsman, two-story, side-gabled roof, asymmetrical with pergola over front entry. Attached brick garage with room above. Brick lower level and stucco upper level.
15	Contributing	1923 Single story, side-gabled tile roof. Classical Revival front porch with paired columns on either side. Brick with flat roofed side room. Integral rear basement garage.
16	Contributing	1923 Prairie Craftsman, two-story, symmetrical, hipped roof. Attached garage on side. Brick lower level and stucco upper story.
17	Contributing	1923 Prairie, two-story brick with hipped tile roof. Side door covered with hipped roof and pergola-style supports. Integral basement garage.
18	Contributing	1923 Prairie, two-story, side-gabled roof with shed dormer. Brick with aluminum upper level. 1 ½ car garage added circa 1990.
19	Contributing	1923 Prairie, two-story, side-gabled tile roof. Brick lower two-thirds, stucco upper-third. Rear one story addition (ca. 1980).
20	Contributing	1923 Prairie, two-story, side-gabled roof with shed dormer. Brick lower level with vinyl sided upper story. Original attached brick garage on side.
21	Contributing	1923 Prairie, two-story, hipped tile roof with asymmetrical front entrance. Brick lower level, upper level sided with modern siding. Integral garage in rear.
22	Contributing	1923 Colonial Revival, two-story gambrel roof with front shed dormer. Brick lower level with aluminum side-gables and dormer.

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**Broadway Place**

Address No.	Status	Construction Year, Style, Materials
23	Contributing	1923 Prairie, brick two-story, hipped tile roof with asymmetrical front porch. Aluminum or vinyl sided bay window addition on side of house.
	Non-contributing	Two-car garage added behind house in 1991.
24	Contributing	1923 Craftsman, two-story, side-gabled asphalt shingle roof. Brick lower level and wood shingle above. Original attached garage on side also wood shingle siding.
25	Contributing	1923 Four-Square with Prairie influence, two-story, hipped tile roof. Stucco with distinctive horizontal brick trim below upper windows.
	Non-contributing	Two-car detached garage added on alley circa 1990.
26	Non-contributing	1960 Modern-Ranch, single story, low-pitched roof with vertical painted siding. Two car attached garage.
27	Contributing	1923 Four Square, two-story, side-gabled tile roof with front-gabled roof over the front entry. Brick with horizontal header below upper windows. Integral rear basement garage. Garage addition with wood siding and asphalt shingle circa 1950.

**Clinton Place**

Address No.	Status	Construction Year, Style, Materials
1	Contributing	1915 Craftsman, multi-leveled with main gable-on-hipped tile roof, composite brick, stone, and stucco construction. Decorative tile roof on chimney. Lower level garage.
2	Contributing	1925 Mission Craftsman, two-story, stucco house with pergola over front entrance. Mission shaped dormer parapet on front of house. Integral garage in rear with sunroom above.
	Non-contributing	Detached single car garage in rear of preceding house, circa 1950.

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**Clinton Place**

Address No.	Status	Construction Year, Style, Materials
3	Contributing	1915 Craftsman, multi-front-gabled, 2 story brick with half-timbered gables, partial width enclosed porch. Integral front brick garage with room above and angled chimney which surrounds two windows.
4	Contributing	1919 Craftsman, 1 ½ -story, two leveled side gabled roof. Front gable over enclosed 2/3 length porch. Brick with stucco upper story.
	Contributing	Original freestanding garage at rear of house.
5	Contributing	1918 Craftsman, 1 ½ -story, side-gabled roof with dual-pitched hipped dormer over porch. Brick with half timbered gables. Integral garage.
6	Contributing	1919 Craftsman, 1 ½ -story, multi-leveled hipped roof with gabled dormer. Brick with tile roof. Integral garage in rear of house. New period wood storm windows added in 2004.
7	Contributing	1915 Craftsman, 1 ½ -story, side-gabled roof with front-gabled ½ width offset brick front porch. Rest of house is sided with modern siding.
9	Contributing	1915 Craftsman, 1 ½ -story, front-gabled roof with side shed dormers. Brick with half-timbered gables. Full width brick porch. Integral basement garage in rear off alley.
10	Non-contributing	1958 Ranch, stone-faced single story.
	Non-contributing	Two car garage built behind house in 1985.
11	Contributing	1915 Craftsman, one-story cottage with hipped roof, brick, small eyebrow dormers, full brick porch with Mission style influenced roof covering only the central portion of the porch. Integral rear basement garage.
14	Contributing	1915 Craftsman, 1 ½ -story, side-gabled roof with shed dormer. Brick with half-timbered gables. Full front brick porch. Integral rear basement garage.

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**Clinton Place**

<b>Address No.</b>	<b>Status</b>	<b>Construction Year, Style, Materials</b>
15	Contributing	1915 Craftsman, 1 ½-story, side-gabled roof with gabled dormer. Brick with half-timbered gables. Full front brick porch. Integral rear basement garage.
17	Contributing	1922 Craftsman, one-story, side hipped-on-gabled roof, stucco exterior. Pergola over front entrance. Integral rear basement garage.
18	Contributing	1927 Tudor, two-story, high pitched front-gabled roof. Brick construction. Integral basement garage in front.
22	Contributing	1927 Prairie, two-story and a half, single-gabled tile roof with cross gable. Stucco. Three car garage added circa 2002, stucco exterior.
24	Contributing	1922 Prairie, two-story, side-gable-on-hipped tile roof. Brick with asymmetrical front porch. Integral garage in rear.
28	Contributing	1915 Craftsman, two-story, side-gabled roof. Stucco with large sun porch on the side. Front door has been relocated, the front sun porch glazed-in, and a single story addition attached to the rear of the house that has vertical wood siding on upper half and stucco on lower half.
	Contributing	Original 1 ½ car garage in rear of house, stucco construction.

**Division Street**

<b>Address No.</b>	<b>Status</b>	<b>Construction Year, Style, Materials</b>
306	Contributing	1923 Craftsman, 1 ½-story side hipped-on-gabled roof with dual-pitched hipped-on-gable dormer. Brick with shingled gables. No porch. Integral garage in rear.
308	Contributing	1923 Colonial Revival/ Craftsman, 1 ½-story, front-gabled gambrel roof with side dormers. Brick with shingled gables. No porch. Integral garage in rear.

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**Fell Avenue**

Address No.	Status	Construction Year, Style, Materials
1304	Contributing	1918 Craftsman, 1 ½-story, side-gabled false-thatched roof with deck dormer. Brick with stucco gables. Integral garage.
1306	Contributing	1918 Craftsman, 1 ½-story, side-gabled roof with gabled dormer. Brick with mock half-timbered gables. Set back original, integral brick garage with room above and side-gabled roof.
1308	Contributing	1918 Prairie, irregular shaped, two-story, hipped and side-gabled roof extending over half width enclosed porch. Brick lower story, half-timbered upper level.
1310	Contributing	1918 Craftsman, 1 ½-story, side-gabled covering front porch. Front shed dormer. Brick with false timbered upper level.
1312	Contributing	1918 Craftsman, 1 ½-story, front-gabled roof covering front porch. Side gabled dormers. Brick with mock half-timbered upper level. Attached brick garage in rear with room above.

**Hillcrest (originally Central Avenue)**

Address No.	Status	Construction Year, Style, Materials
1302	Contributing	1923 Craftsman, 1 ½-story English cottage with high pitched cross-gabled roof. Brick with false timbered gables. New period storm windows and door added in 2005.
1304	Contributing	1923 Two-story with Colonial Revival influence. Side-gabled roof with three front gabled dormers. Brick first story and stucco upper story. Classical (Doric) columns on front porch. Original, integrated brick garage at side with room above. Brick porch reconstructed in 2005.
1306	Contributing	1923 Prairie, two-story, gabled-on-hipped roof with front-gabled roof over entrance. Lower two-thirds brick, with stucco on upper third. Attached brick garage.
1308	Contributing	1923 Craftsman, 1 ½-story, side-gabled roof with shed dormer. Brick with half-timbered gables. Attached brick garage with room above.

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1310 Contributing

1923 Prairie, two-story, side-gabled gambrel roof with shed dormer. Brick lower two-thirds, stucco upper third. Attached brick garage with room above.

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### **Narrative of Significance**

The Cedar Crest Addition Historic District is eligible for listing on the National Register of Historic Places under Criterion A: Association with significant historical events and Criterion C: Design/Construction. Collectively, these properties are associated with events that have made a significant contribution to the broad patterns of the town's history, specifically in relation to architecture and community planning and development, including the beginning of "suburbanization" and subdivision development. Cedar Crest was developed between 1914 and 1930 as the first comprehensively designed subdivision in the town. The design of the original houses was overseen by a single architect, lending the neighborhood a distinct character and unity of design. The curvilinear streets, some of them with their original brick surfaces, and Craftsman-style houses illustrate striking changes in town planning and architecture that came about in the early twentieth century. The period of significance is from 1895, the date of the oldest house, to 1930, when development virtually ceased in the subdivision.

Cedar Crest embodies many distinctive characteristics of the Craftsman style of architecture that changed the way Americans built houses, as well as demonstrates a change in building materials, utilities and modern appliances and method of construction for the same time period. Cedar Crest also represents a significant and distinguishable social trend that was popularized during the early decades of the twentieth: suburbanization. Suburban characteristics that were included in the design of Cedar Crest and similar subdivisions of that time include large houses on large lots surrounded by mature trees and curvilinear streets. Aaron T. Simmons, the architect of Cedar Crest, oversaw the design of the original houses, street layout and landscaping, and also lived in 1 Clinton Place.

### History of Normal

Much of the land now occupied by the Town of Normal was first purchased from the federal government in the mid 1830s during the speculative boom of that decade. Very little settlement occurred at this time, however. Most farmsteads in Normal Township were established in the early 1850s, as the Illinois Central and Chicago & Alton Railroads were planned and constructed. By 1858, virtually all of Normal Township was under cultivation.<sup>1</sup>

In 1853, the route of the Chicago & Alton Railroad was surveyed through Bloomington. The newly completed Illinois Central Railroad had been in operation since May along the eastern edge of the city. Local leaders made sure that the Chicago & Alton line was routed far enough west of the center of Bloomington to allow for a relatively spacious area for city growth between the two lines.<sup>2</sup> This decision created the crossing of the Chicago & Alton and Illinois Central Railroads at the site of present-day downtown Normal, well to the north of

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<sup>1</sup>J.H. Burnham, *History of Bloomington and Normal* (Bloomington: J.H. Burnham, Publisher, 1879), 131.

<sup>2</sup>Ezra M. Prince and John H. Burnham, *History of McLean County* (Chicago: Munsell Publishing Company, 1908), 723.

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the city limits of Bloomington at that time. The area of present-day Normal also became a convenient location for freight yards, workshops, and similar railroad work, although a passenger depot was not built in Normal until 1864.

In 1854, a new town called North Bloomington was platted by land speculator Joseph Parkinson. Parkinson's property consisted of the land bounded by North Street to the north, Chicago Street (now Linden Street) to the east, South Street (now Florence Avenue) to the south and Elm Street (now Fell Avenue) to the west. The new community was also informally called "the Junction," in reference to the intersection of the Illinois Central and Chicago & Alton Railroads. The newly platted town lay north of the small city of Bloomington, which had been founded in 1830 as the county seat of McLean County. Parkinson, along with Jesse W. Fell and others, began to promote the crossing location as a village or suburb to Bloomington.

The first sale of town lots in Normal occurred in 1854. In 1856, Jesse Fell constructed his home in Normal, becoming only the second permanent resident of the new town. Prior to 1855, the only inhabitant of Normal was one Mr. McCambridge, who lived directly at the crossing of the railroads and worked as an agent for both railroads. Fell developed a 15-acre estate around his home. The property, commonly referred to as Fell Park, had grounds designed by landscape architect William Saunders. Abraham Lincoln, a friend of Fell, was known to have visited the estate. Fell took the lead in planting trees on the generally open, prairie site of Normal, and by the late 1870s, the town site was described as having large stands of mature trees.<sup>3</sup>

Illinois State Normal University was established in 1857. The 160-acre site (today's campus) was northwest of the Chicago & Alton Railroad, relatively distant from the built-up area of Bloomington. Construction of new houses and the first businesses in Normal proceeded rapidly during the early 1860s, in spite of the Civil War, and soon the town was large enough to house all students and teachers of the school who wished to reside there. In 1865, Normal was incorporated as a village. The town's population at that time had reached 1,000 persons.

Due to the presence of the railroads, the new educational institutions, and the nearby city of Bloomington, the prairie lands that today form Cedar Crest and the surrounding neighborhoods were already very valuable property in the 1850s. For this reason, the agricultural development of this area did not follow the typical pattern of central Illinois, with large scale grain and livestock farming. Rather, the area was planted as large scale fruit nurseries, as well as specialty crops like strawberries, raspberries, and blackberries.<sup>4</sup>

The early residents of Normal were primarily associated with the educational and state institutions, the two railroads, or the nursery business. Once streetcar lines connected Normal to Bloomington, the town began to develop as a true suburb, with Bloomington businessman and professionals commuting to homes in Normal. A

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<sup>3</sup> J.H. Burnham, *History of Bloomington and Normal* (Bloomington: J.H. Burnham, Publisher, 1879), 117.

<sup>4</sup> Ezra M. Prince and John H. Burnham, *History of McLean County* (Chicago: Munsell Publishing Company, 1908), 725. J.H. Burnham, *History of Bloomington and Normal* (Bloomington: J.H. Burnham, Publisher, 1879), 132.



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second Normal to Bloomington line along Fell Avenue, the westernmost boundary of the Cedar Crest district, was constructed in 1902. Starting in the 1880s, the former nurseries and orchards in the areas to the north of Cedar Crest were gradually subdivided into individual house lots. This process was gradual and erratic as individual farms ceased their operations; most of the subdivisions were only one or two blocks.

By 1900, Bloomington had a population of around 25,000, while Normal had more than 3,000. Paving of city streets in Normal did not begin in earnest until after 1910, under the administration of Mayor Orson Leroy Manchester. Due to the relatively dispersed and low density town development that had occurred from the earliest days of the town, Normal had a larger and more extensive network of roads compared to the number of residents than the more compact and densely built city of Bloomington. Priority was given to paving streets that would connect Bloomington to Normal. This included several streets in and around Cedar Crest. Modernization of the town water and sewer systems was also undertaken at this time.

#### Town Planning

Cedar Crest is important to the history of town planning and development in Normal because it was the Town's first large-scale planned subdivision. As late as 1900, the Town of Normal had no paved residential streets, no electric lights, and practically no sewer system. Only two years before the Town fathers had to overcome strong opposition from tax payers in order to provide a municipal water system, which included the still-existing Fell Park water tower. Bloomington residents, with some justification, tended to regard Normal not so much as a suburb but as an outlying rural backwater, a place where students could be kept reasonably safe from the temptations of city life. Even in 1907 – the year Normal's newly elected mayor, Orson L. Manchester, began a series of sweeping reforms – the Town could boast of only two blocks of paved streets and was burdened with a poorly funded debt that threatened to stifle future civic improvement projects. Almost immediately Cedar Crest was recognized as a revolutionary kind of development. A McLean County history written ten years after the inception of the subdivision called it “one of the most important additions ever made to Normal.”

#### Cedar Crest Neighborhood

When Burt Marley Kuhn proposed the subdivision of the “Kuhn Addition” at the February 3, 1914, town council meeting, the initial reaction from the town council was mixed. The plan was recognized at once as a striking departure from previous plats. Some members objected to the narrowness of the streets and others were concerned about the sharpness of the suggested curves which could potentially constitute a traffic hazard. The council insisted on several modifications, most notably the extension of Highland Avenue toward the Illinois Central tracks at the north end of the subdivision. After two months of consideration by the “Street and Alley” and “Judiciary” committees, minor changes were made to the original plan, and on April 7, 1914, the subdivision was approved by the town council. The name “Cedar Crest” was given to the proposed addition.

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The name may be attributed to the red cedar trees, two of which remain, that were a part of Charles Fell's nursery that occupied the subdivision site.

The curvilinear streets proposed by Kuhn were the first of their kind in Bloomington and Normal. This new concept in town and subdivision planning is likely attributed to the wide spreading City Beautiful Movement. In the United States this movement was centered in Chicago, but it mirrored contemporaneous town planning movements in Europe. Cedar Crest architecture likewise reflected national and European trends in its emphasis on a wide variety of building materials, multiple and irregular rooflines, picturesque visual effects, new interior arrangements and a deliberate attempt nostalgically to recall the decorative arts and handicraft traditions of the pre-machine age. Such buildings had detractors and some deemed the Craftsman Style "cartoon architecture," but in 1914, the style was enjoying a national wave of popularity. The presence of a large mass of such buildings in Normal was a clear sign that Jesse Fell's prairie crossroads was keeping current with the rest of the nation.

Kuhn mounted a veritable publicity blitz about his real estate development, advertising Cedar Crest extensively with the newest slogans from Madison Avenue. These advertisements displayed the various attractions that Cedar Crest offered and the kind of location and structural advantages that the developer and architect offered potential buyers. One advertisement effused:

Located between Normal and Bloomington, which is the most desirable residence district, having Clinton Boulevard to the south and Broadway to the north. These two streets are pleasure drives and the only boulevard streets in the city.

These lots are located on high ground with good natural drainage, shade trees already grown;... surrounded by beautiful homes and having reasonable building restrictions.

The advertisement later reminded prospective buyers that they should locate in a part of the town where growth and development were assured and where adjoining improvements would enhance the property values. The ad boasted that Cedar Crest was the only addition of its kind that offered attractive, curved drives and a beautiful landscape. Another advertisement tempted buyers with claims that Cedar Crest was free of dirt, smoke and other nuisances. It offered the best street car service along Fell Avenue, had paved streets and no bothersome railroad line to delay traffic. The new subdivision was also touted as an investment. Only a small cash payment was required (ten percent) and only five percent interest would be charged on the remaining balance. Buyers were promised that the lots would return ten to fifteen percent interest on the investment, whereas a return of only three or four percent could be expected on a savings account.

In May of 1914, the subdivision was advertised as being "Located on a HILL with trees already grown, symmetrical drives, getting away from 'houses in a row' plan. The only possible location with a panoramic view overlooking the city." This was the beginning of a real estate marketing trend, encouraging people to

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move from crowded, small lots and apartments to large spacious lots with extensive vegetation. It is interesting to note that this trend or aspect of the American Dream was not exclusive to major metropolitan cities, but also applied to the much smaller Town of Normal, whose population grew rapidly between 1920 and 1930 from 5,143 to 6,768.<sup>5</sup>

The lots on Clinton Place and Fell Avenue in the subdivision were placed on the market almost immediately; the first lots were sold at auction on Saturday, October 17, 1914. The first houses were being built by 1915. Photographs of Cedar Crest and its first homes appeared in the 1916 book "Illustrated Bloomington," which promoted the subdivision as the "most desirable residence district...located on high ground with good natural drainage, shade trees already grown; no dirt, smoke or other disturbance and with the best street car service in the city; surrounded by beautiful homes..." By 1920, much of Clinton Place and all of Fell Avenue within the addition were developed. Some of the original residents included four physicians, an architect, a lawyer, and several of the community's leading businessmen; among whom were the C.W. Klemm, Van Lear, Kuhn, and Simmons families. Early on, Cedar Crest was established as an upper-middle class neighborhood.

#### Cedar Crest Residents

Many prominent residents have lived in Cedar Crest, although residents have ranged in trade from lawyers to teachers, architects to artists and doctors to government employees. Historically, some of the most prominent citizens have included Cedar Crest architect, Aaron T. Simmons; businessman, Burt Marley Kuhn; and Robert Bone Jr., son of Illinois State University President, Robert Bone.

The socioeconomic diversity represented in the residents of Cedar Crest is largely the result of the mix of housing styles. For example, while 5 Broadway Place and 1 Clinton Place represent higher styles, many of the homes are more modest, craftsman dwellings.

#### Architectural Styles/Building Types

Cedar Crest Addition Historic District is one of the most distinctive and unified historic neighborhoods in Normal. It was Normal's first planned subdivision and presents a relatively unaltered 1914-1930 landscape, with some distinctive examples of residential architecture done by a well-known regional architect. Cedar Crest is a perfect candidate for preservation.

Architecture and American housing design changed more during the first two decades of the twentieth century than in any other comparable time period. In part, this change was stylistic, representing the same forces that were suddenly changing the appearance of everything from the layout of newspapers to the design of women's

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<sup>5</sup> 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, p. 13.

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dresses. But the change was also technological. In a subdivision such as Cedar Crest, technical developments, particularly those in building materials, are as important as purely aesthetic considerations.

Perhaps the most distinctive visual effect of houses like those in Cedar Crest is a general reduction in window size. This reduction was due to a number of interrelated factors. As architects became aware that the electric light had removed the necessity for the long floor-to-ceiling windows, which had been essential when artificial light was expensive and of poor quality, windows became smaller. Smaller window size was also related to the development of efficient furnaces. The nineteenth century house was intentionally designed to leak gasses. Architects and builders alike spoke out strongly against "tight houses." The frontier stove, fireplace, and early furnaces generated sufficient dangerous gasses to make close-fitting windows a real health hazard. By the first decades of the twentieth century, these hazards had been largely eliminated. The new generation of house buyers wanted buildings which air did not whistle through gaps between walls and window frames. Lastly, the smaller windows that began to characterize American residences beginning about the time of World War I were probably the result of an increasingly self-sufficient middle class. As the number of households that could afford live-in servants declined and the number of families that could afford homes increased, houses were designed that could be maintained by the resident-owners themselves.

A wide range of materials that were new at the date of construction are visible in Cedar Crest. For half of a century the typical McLean County house had been constructed from northern softwoods brought in by rail and shaped at local mills. Foundations were of dull, red, locally burned brick, or, on rare occasion, of limestone quarried near Joliet or Pontiac. Other significant imported materials were shingles - usually from the Mississippi River valley - nails, and glass. By the early twentieth century, many more manufactured house components were being imported, and many of the materials were purchased from firms dealing in regional or national markets. Some of these products included interior cabinets, doors, and window frames, although some millwork may have been done locally. The rough-faced cinder brick, sometimes called rug-face brick, found on many Cedar Crest homes, was a relatively new product that gained immense popularity just after the turn of the century. It was not available from local brickmakers and had to be shipped. There were also new colorful clay roofing tiles which originally graced many Cedar Crest structures, several of which are still intact. The tile came in a variety of colors, styles, and shapes, and was a stylistic element from the Mediterranean world that was often incorporated, via California, into the Craftsman style.

Several terms have been used to describe the style of homes in Cedar Crest, including Arts and Crafts, California, Craftsman, and Prairie. Kuhn's advertising for the subdivision described the homes as bungalows. Since many of the homes have a similar design, they may loosely be referred to as Craftsman-type houses (a term that Simmons and Kuhn would have been familiar with). The other smaller homes may be referred to as Craftsman bungalows. For example, 5 Clinton Place was advertised as a "real California bungalow of pleasing lines. Very much out of the ordinary in arrangement. Six rooms. Disappearing bed, sleeping porch. Garage in basement." Yet this house has many features in common with its neighbors that are commonly associated with the Craftsman style.

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The Craftsman style was an American interpretation of a movement that was international in scope. It had its origins in a revolt against the products of industrial society and a desire to return to natural materials and a standard of workmanship characteristic of pre-machine era. In Europe the movement was most closely associated with William Morris. Its chief American advocate was Gustav Stickley, and the style was popularized in his magazine *The Craftsman*, which first appeared in 1900. Not surprisingly, it was Stickley who first called public attention to the merits of the California bungalow. Hallmarks of the Craftsman style include irregular designs, exposed structural members and visible "natural" materials. There was an attempt to convince urban machine-age householders that upon returning home they would be transplanted into a rustic, cozy, country dwelling where they could escape from rigid geometry, synthetic surfaces and machine-age monotony of the workplace.

The Craftsman-style architect had to achieve this Romantic, nostalgic effect without incurring the high labor costs associated with reproducing a genuine rustic dwelling, and without sacrificing the modern comforts to which the twentieth-century home buyer had become accustomed. Therefore the architect was ironically forced to rely on a whole range of new machine-made products and to violate William Morris's basic principles by introducing into the design of the house a whole series of visual architectural elements with no real structural purpose. It is this curious compromise that gives Craftsman subdivisions like Cedar Crest much of their distinctive character. By the late 1920s, the Craftsman style was rapidly passing out of favor, but in the quarter century when it dominated the design of American houses it left behind some very impressive landscapes and constitutes an important part of the American experience during the early part of the twentieth century.

Most of the features associated with the Craftsman style can be seen in Cedar Crest houses. These include multiple and varied rooflines; wide, unenclosed eaves – often with exposed rafters; decorative false brackets under the gables; imitation half-timber work, usually achieved by attaching boards to a stucco background; semi-enclosed porches, often with tapering square columns; shed dormers; and a variety of rustic-appearing exterior materials. External chimneys, often with small flanking windows; small pent roofs over doors; flowerboxes; curving lines; trellises; and paired columns are also common.

The house Simmons built for himself at 1 Clinton Place incorporates most of the above-mentioned features of the Craftsman style. A common Craftsman device was to set field stone into another material, such as brick. In Simmons' house this was done in the chimney, along a basement wall, and along the retaining wall on the Fell Avenue side of the residence. Brackets, flower boxes, exterior chimneys and multiple rooflines are other Craftsman features that Simmons built into this delightful house. Next door, the house at 1304 S. Fell is an excellent example of the shed dormer type with molded, curving eaves. These were a Craftsman technique frequently used to create the effect of thatched roofing while using asphalt shingles instead of straw.

Further down the block are good examples of mock half-timbering applied over stucco, a very common picturesque technique in Cedar Crest. Craftsman style tapered pillars are seen in a number of Cedar Crest

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houses, but are most obvious at 24 Clinton Place. At that residence tapered pillars made of rough-faced brick resonate with the tapered buttresses at the sides of the structure. On the east side of Cedar Crest is a series of examples of yet another Craftsman device – the summer sleeping porch. As part of the return to the traditional and rustic mode of life, early twentieth-century architects (with support of some health professionals) began to promote the idea that satisfactory sleep required greater circulation of fresh air. Out of this grew the idea of a small room surrounded by large windows on as many sides as possible. Simmons incorporated sleeping porches into a number of his Cedar Crest houses.

Cedar Crest was the first large-scale subdivision in the twin cities that illustrates the impact of the automobile. This impact is seen in the very development of a residential subdivision so far from the existing commercial cores. That is, the subdivision was premised on using one's automobile to do the family shopping. It is also seen in the developer's insistence on paved streets and alleys.

But the most striking visual reminder of the presence of the automobile is the way in which garages were integrated into many of the Cedar Crest houses. Before Cedar Crest, automobiles (like horses and carriages before them) were consigned exclusively to outbuildings. Normal still has a number of stables and carriages that have been converted into garages to store automobiles. Indeed, Cedar Crest has two examples of freestanding garages erected toward the rear of the lots (4 and 28 Clinton Place). These structures place Cedar Crest in a transitional period, for the subdivision has numerous examples of attached garages and also many basement garages; the latter an attempt to conceal the parked automobile altogether. The *Old House Journal*, in an article devoted exclusively to historic garages, "The Great American Garage," claimed that the full integration of the garage with the dwelling house did not appear in the United States until the 1920s. Therefore, the presence of such garages in a 1915 subdivision demonstrates the extent to which Normal had moved to the forefront of design in American domestic architecture.

Building construction includes three areas of stylistic classification: *high style*, where the building clearly relates to a defined architectural style in form and detail; *vernacular* or *folk architecture*, where builders or owners without formal architectural training construct buildings based on regional or cultural customs and where stylistic elements derived from stylebooks are applied or mixed within the same structure; and *utilitarian*, where style is secondary and efficient use of materials is the primary factor in the design. Most buildings fall into the categories of vernacular and utilitarian. Houses are often built by a builder or carpenter, and reflect general types of houses popular at the time. The discussion below first describes the architectural *styles* found to some degree in Cedar Crest. This is followed by an outline of the *types* of houses, since some of these structures are better categorized by this means, with only the applied ornament being classified by style.

#### *Queen Anne*

Popular in the last two decades of the nineteenth century, this building style in its purest form utilized irregular, asymmetrical massing and floor plans, varied and contrasting types and textures of building materials, and extensive ornament to create an eclectic architectural tapestry that was often picturesque and entertaining. Five

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Broadway Place, an exemplary example of high style Queen Anne architecture, is the only house that dates to the period 1880–1900.

*Craftsman or Arts and Crafts Style*

The Arts and Crafts movement originated in England in the mid-nineteenth century, although it did not become fashionable in the United States until the first two decades of the twentieth century. The style favored simple designs with natural materials, low-pitched roofs, battered wall treatments, exposed rafters, and casement and double hung windows. Craftsman style detailing is very common in Cedar Crest, most often applied to bungalow or foursquare type houses.

*Prairie School*

The Prairie School refers to the work of several architects in the Midwest but originated chiefly from the Chicago area, where Frank Lloyd Wright, Walter Burley Griffin, Marion Mahony Griffin, William Purcell, and George Elmslie (among several others) formulated a set of principles uniquely suited to and inspired by the American suburban and rural landscape. In many ways it developed from the Arts and Crafts movement, although it was a distinct style with its own characteristics. Prairie Style structures are characterized by broad, horizontal massing, hipped and gabled roofs with deep overhangs, asymmetrical floor plans, and geometric detailing based on nature motifs. Natural and earth-toned materials such as wood, stucco, and brick predominate, and windows often have leaded glass windows that repeat and develop nature motifs. The style was fashionable from around 1895 to 1920. There are several houses in Cedar Crest, particularly along the 1300 block of South Fell, that show the influence of the Prairie School.

*Colonial Revival*

Colonial Revival architecture became popular after the Centennial Exposition in Philadelphia and remained so until well into the twentieth century. The first Colonial Revival residences were not duplicative of American colonial houses but rather interpretations of the style. More accurate depictions of the style became prevalent after the 1900s, when photographs and measured drawings became more widely distributed in pattern books and articles. The revival encompassed the broad range of colonial architecture, which were largely Georgian and Adamesque styles, but also included examples with Dutch and other European influences. The property at 22 Broadway Place is an example of the style.

*Tudor Revival*

From about 1920 to 1950, Tudor Revival was one of several fashionable revival styles in practice. It was based on the stylistic appearance of English late medieval architecture. Although Tudor Revival buildings were also built in brick or stone, the use of wood and stucco to imitate a half-timbered appearance was a predominant feature. Often times only the ground or first floor was clad with brick or stone while the upper story was clad with wood and stucco “half-timbering.” The style also utilized asymmetrical floor plans and massing, narrow

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multi-paned windows, prominent masonry chimneys, and steeply sloped roofs. 1302 Hillcrest and 18 Clinton Place are examples of Tudor Revival influence.

*Mission and Spanish Eclectic*

Among the popular eclectic revival styles in the first four decades of the twentieth century were the Mission and Spanish Eclectic styles. Originating in the Southwest, these styles drew upon colonial era Spanish buildings. The styles spread nationwide and most often included stucco wall cladding and red clay tile roofs. Complex massing and varied sizes and types of windows are also common. High style examples feature decorative details inspired by the Spanish mission churches such as scroll-top dormers, painted ceramic tile, iron grilles and railings, and slender decorative columns. One house on Clinton Place uses Mission and Spanish Eclectic styling.

*Modernist*

The term Modernist refers to local builder versions of mid twentieth century International Style design. Seeking to adapt contemporary design to more typical house layouts and construction methods, Modernist houses (1945–1970) typically feature asymmetrical window placement, large undivided window areas, flat roofs, and open interior floor planning. Although there are no high style International Style houses in the survey area, there are two relatively simple houses that incorporate Modernist design ideas.

Vernacular House Types

Vernacular residential dwellings are not always suited to classification by architectural style because style is not the primary organizing principle in their design. Most vernacular houses relate to a type that describes or classifies its massing and floor plan. The house types classified below are those that are found in the district. Most of the definitions provided below were derived from *How to Complete the Ohio Historic Inventory* by Stephen C. Gordon.<sup>6</sup> Building forms followed the movement of settlers from New England westward through the Ohio Valley to Illinois.<sup>7</sup> In the twentieth century, house types were disseminated through builders' supply catalogs and published house plan books.

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<sup>6</sup> Stephen C. Gordon, *How to Complete the Ohio Historic Inventory* (Columbus, Ohio: Ohio Historic Preservation Office, 1992).

<sup>7</sup> For overviews of this pattern of diffusion, see Fred B. Kniffen, "Folk Housing: Key to Diffusion," in *Common Places: Readings in American Vernacular Architecture*, Dell Upton and John Michael Vlack, ed. (Athens, Georgia: University of Georgia Press, 1986); and John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley* (Athens, Georgia: University of Georgia Press, 1989). Jakle, et al., provide another classification system for house types as well. Yet another system of house type classification is provided by Fred W. Peterson in *Homes in the Heartland: Balloon Frame Farmhouses of the Upper Midwest, 1850–1920*.



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*American Foursquare*

The American Foursquare was widely popular from the early 1900s to about 1925. Foursquares characteristically are two to two-and-one-half stories tall, with a hipped roof, square or rectangular floor plan, and porch that spans the entire width of the house. The property at 27 Broadway Place is an example of this building type.

*Bungalow*

The term bungalow derives from the word *bangla*, an Indian word adopted by the British in the nineteenth century for a one story house with porches. The American house form descended from the Craftsman movement, using natural materials and simple forms to create an informal domestic environment. Popular from approximately 1905 to 1935, there are two basic types of bungalows (and numerous subtypes), each deriving their names from the dominant roof forms. The Dormer Front Bungalow (also called the Shed Roof Bungalow) has a gable or shed roof turned parallel to the front elevation and a single large dormer. The Gable Front Bungalow has the roof turned perpendicular to the main elevation. This is the most common individual type in Cedar Crest. The enclosure of the front porch is a popular method of remodeling.

*Ranch*

Ranch type houses originated in California in the mid 1930s and were ubiquitous from 1945 through 1975. Taking advantage of the unprecedented availability of large, inexpensive lots in the automobile-dependent neighborhoods constructed in the decades following World War II, one-story ranch houses extended horizontally under low-pitched roofs. Generally, the longest dimension of the house is parallel to the street, and attached garages are common. Stylistically, ranch houses often blended Prairie School, Craftsman, and Spanish Colonial features in a minimal asymmetrical approach. Decorative (false) shutters and steel or wood porch posts are used, although front porches are usually much smaller than early twentieth century house types. Typically, original siding materials were brick, wood siding, or aluminum siding, often used in combination. On the interior, ranch houses often embraced open floor plans, with living, dining, and kitchen spaces opening to each other. There are two ranch houses in the district.

Architect: Aaron T. Simmons

The architect of Cedar Crest, Aaron Trabue Simmons, was born to a farming family in Jerseyville, Illinois, October 30, 1876. After attending public schools in Jerseyville, he studied architecture at the University of Illinois, Urbana-Champaign. While he attended school it was likely that he knew Arthur Lowe Pillsbury, who would become Bloomington's first architect with a completed university degree. Simmons' career was unusual in that he was able to gain considerable practical architectural experience prior to graduation. Downtown Bloomington was destroyed in a massive fire in the summer of 1900 and Paul O. Moratz, a local architect and builder took on young Simmons to assist with the extensive post-fire rebuilding. Moratz was so pleased with architectural student's work that he requested Simmons to continue working for him after graduation. Consequently, Simmons settled in Bloomington in 1901 and commenced a career in architecture, working first for Moratz and later for himself.

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Simmons worked as an architect from 1901 to 1924 and compiled an impressive list of completed projects, specializing in public buildings. He designed 71 Carnegie public libraries in 13 states, as well as many high schools, court houses and large churches.<sup>8</sup> In the Bloomington-Normal community he designed such buildings as the (former) YMCA, the Lafayette Apartment Building and the factory building for the Williams Oil-O-Matic company. He designed few houses, primarily for friends. Besides the houses in Cedar Crest Addition, which included his own home at 1 Clinton Place, he designed houses for some of the prominent citizens in the community, including the Samuel Livingston house on Clinton Boulevard and the remodeling of the Byrd C. Van Leer residence on Fell Avenue (once known as Broadmore and is now the Immanuel Bible Foundation) and the Ferguson residence on Highland Avenue.

Simmons continued to practice architecture until 1924 when he became associated with the Williams Oil-O-Matic Heating Corporation in Bloomington. He served as director, vice-president, treasurer and later general manager for the company which specialized in the manufacture of automatic oil heating equipment. As early as 1935, the company reportedly provided approximately 95% of all such equipment exported from the United States. In 1945 the company merged with Eureka Vacuum Cleaner Co. to become Eureka Williams Corporation. Mr. Simmons served as export manager until he retired in 1947. While in this position he traveled abroad extensively marketing the company's products to forty-eight countries. He died in Normal, October 29, 1963.

Simmons does not seem to have been invested in Cedar Crest beyond his architectural contributions. However, his own house at 1 Clinton Place was one of the first to be erected in the subdivision and was clearly designed to serve as a focal point for the newly planned area. The home, prominently positioned on a triangular parcel of land at the intersection of Fell Avenue and Clinton Place, demonstrates the kinds of strikingly modern ideas that he would bring to Cedar Crest. The long-time residence of Simmons has remained substantially unaltered.

Burt Marley Kuhn offered Simmons the opportunity to demonstrate his architectural skills in Cedar Crest. Kuhn was born in Red Wing, Minnesota, April 15, 1858, but when he was one year old, his family moved to McLean County. He was educated in the public schools of Hudson and Normal and graduated from high school in 1879. After teaching school for a year, Kuhn followed in his father's footsteps as a free-wheeling businessman involved in many different enterprises. At various times Kuhn was involved in real estate, coal and for a time, he was sole owner of the Lincoln Street Railway. Perhaps his best known enterprise was a patent dressmaking project called the Climax Tailor System, which Kuhn promoted throughout central Illinois. In 1896, Governor Tanner appointed Kuhn treasurer of the Illinois Soldiers' and Sailors' Children's Home in Normal. When Kuhn began the development of Cedar Crest, he was one of Normal's best known businessmen. He had resided on the site of his development since about 1890, apparently purchasing the property from Charles Fell, whose nursery had occupied the entire tract of land. Kuhn built for himself the 1895 Queen Anne

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<sup>8</sup> Jacob L. Hasbrouck, *History of McLean County, Illinois*. Historical Publishing Company: Topeka, Indianapolis, 1924 p. 1044.

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at 5 Broadway Place. This house is one of the few Queen Anne houses remaining in Normal and it adds complexity and historical richness to Cedar Crest, which is primarily an Arts and Crafts subdivision.

Conclusion

By 1920 much of Clinton Place and all of Fell Avenue within the addition had residences. Most of the houses on Broadway Place, Division and Central Avenue (now Hillcrest Avenue) were constructed by 1923. Development slowed after this, with little construction between 1923 and 1928. After 1928, there was only occasional construction, because few vacant lots remained. Though there is some diversity within the district, the overall stylistic unity of Cedar Crest is most likely the result of its brief construction time, essentially 1914-1923. The time frame of the subdivision's development closely parallels a similar phenomenon in the general history of American home building.

America experienced one of the most exceptional building booms in its history during World War I, as European demands for American agricultural and industrial goods spawned a general prosperity that continued virtually unabated into the latter 1920s. The slowing down of building in the later 1920s was also part of a nationwide trend; the American housing industry was already well into an extended slump by the time of the 1929 stock market crash. This was true of development in the Cedar Crest Addition; after the Depression no houses were constructed in the neighborhood until the 1950s.

As Normal's first important planned residential development, Cedar Crest exercised large influence on the design of future subdivisions. This influence is especially apparent in such additions as Walglen, Maplewood and Pleasant Hills, all of which have many of Cedar Crest's characteristics: homogeneous architecture, curvilinear streets and accommodations for modern automobile transportation.

Cedar Crest is a good candidate for listing in the National Register of Historic Places. It differs from many of the other subdivisions in Normal, because of the unique way in which it was planned and developed. Much of the area to the north of Cedar Crest was subdivided into individual house lots, not into cohesive subdivisions. This process was gradual and erratic as individual farms ceased their operations; most of the subdivisions were only one or two blocks. Cedar Crest's curvilinear brick streets contrast the rigid grid pattern of the surrounding historic neighborhoods in both Normal and Bloomington. Although some brick streets have been paved with blacktop, Clinton Place, Highland and Hillcrest are some of the few remaining brick streets in Normal.

In Cedar Crest, the development of the large houses on large lots worked in harmony with the topography of the area, instead of making the topography conform to the subdivision like many developments of the recent past and today. The styles of the neighboring residences are overwhelmingly bungalows and foursquares with Craftsman detailing. Many houses outside of Cedar Crest have been altered through remodeling, additions, and replacement materials, such as aluminum and vinyl siding. The original design of Cedar Crest remains essentially unchanged.

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CONTINUATION SHEET

Section 10 Page 23 Cedar Crest Addition Historic District

McLean County, IL

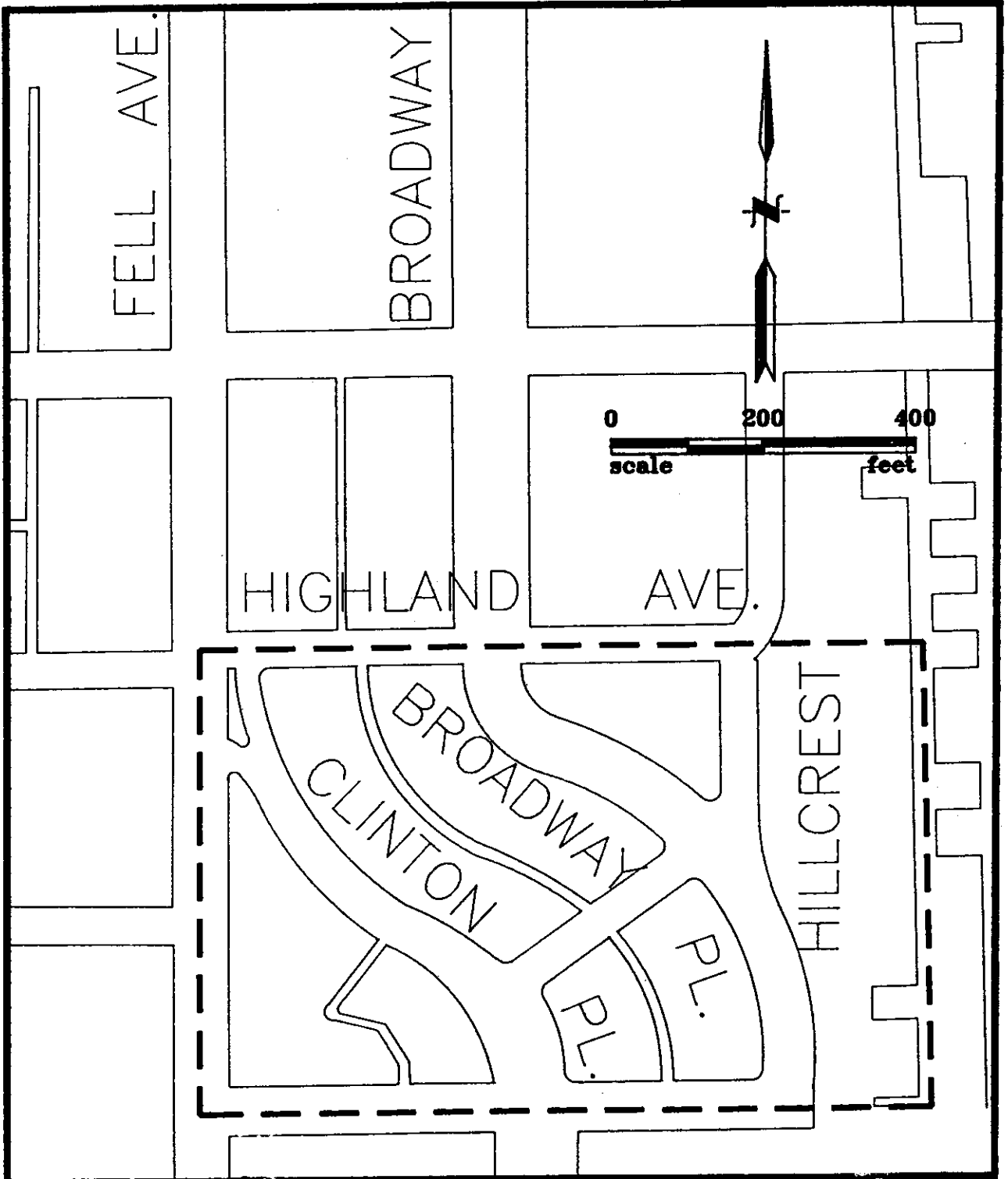
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**Verbal Boundary Description**

The Cedar Crest Addition Historic District is located in Section 33, Township 24N, Range 2E, east of the 3<sup>rd</sup> Meridian, in the Cedar Crest Addition, Town of Normal, McLean County, Illinois. The district boundaries are as follows: commencing from the center of Fell Avenue and Highland Avenue, then east to Constitution Trail, then west to Division Street, then north on Fell Avenue to the point of the beginning.

**Boundary Justification**

The boundaries of the Cedar Crest Addition Historic District are those of the subdivision, as it was historically platted.



Date: 2-21-94  
 Revisions:  
 Drawn rdn  
 Checked  
 Approved mah

TOWN OF NORMAL  
 ENGINEERING DEPT.  
 NORMAL, ILLINOIS

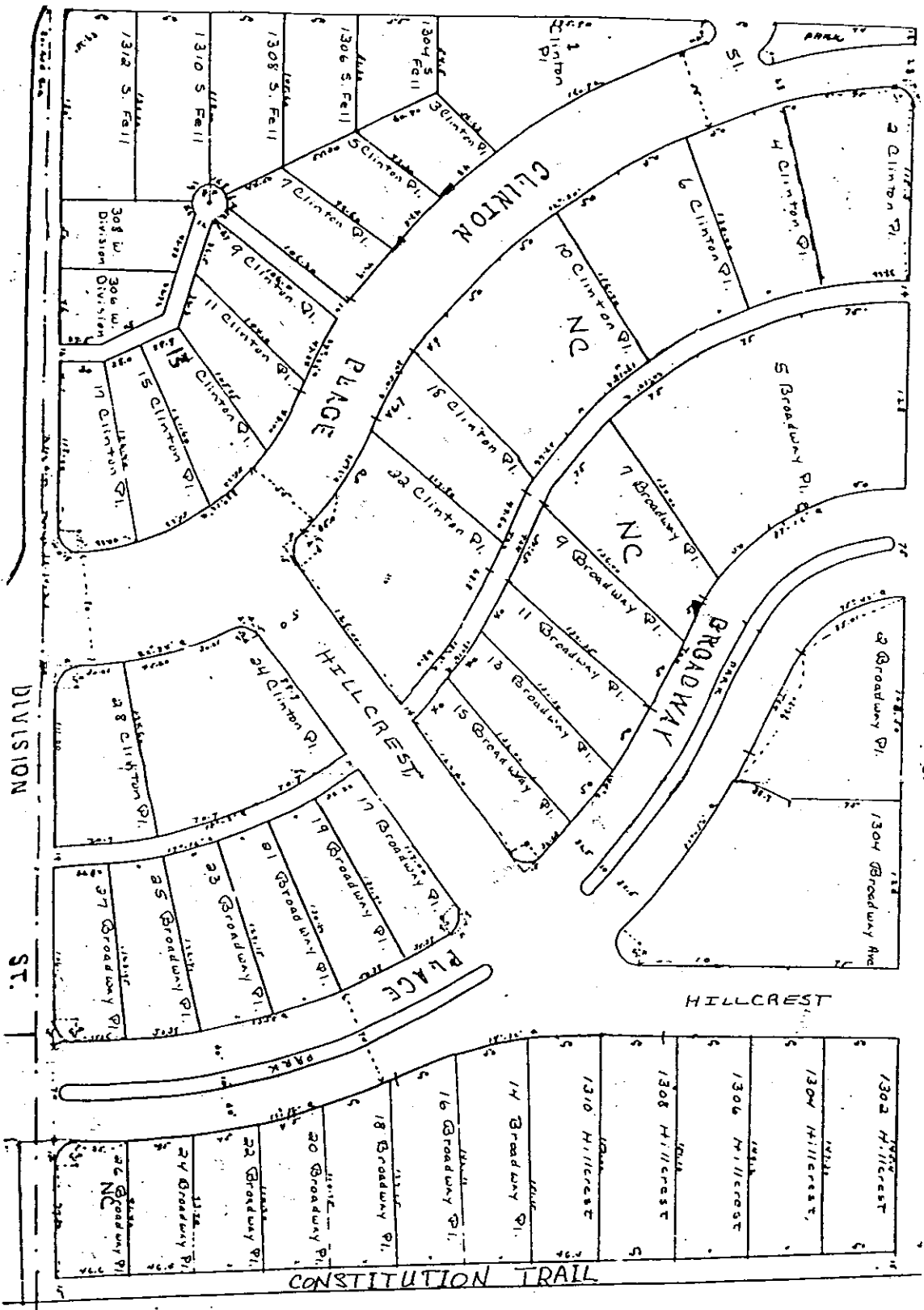
CEDAR CREST ADD.

Sheet  
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 of 1

Prepared by TOWN OF NORMAL *engineering department*

Project No. 01-12-1010

*Cedar Crest Addition Historic District  
 McLean Co, IL*



Cedar Crest Addition  
 Historic District  
 Normal, IL McLean County  
 Contributing & Non Contributing Properties

Noncontributing = NC  
 Houses  
 Noncontributing  
 Outbuildings  
 5 Broadway Place  
 25 Broadway Place  
 25 Broadway Place  
 2 Clinton Place  
 10 Clinton Place

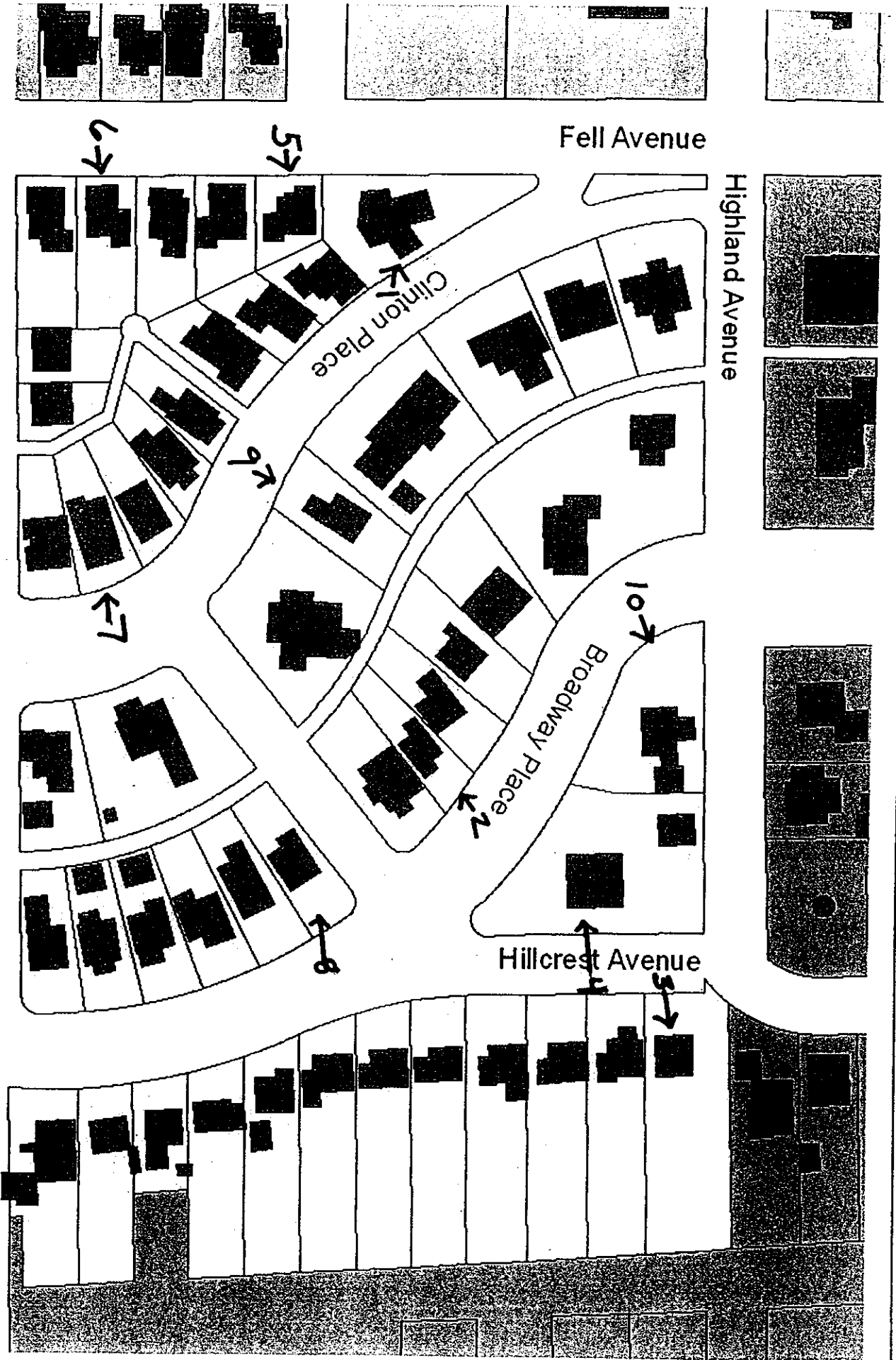


Cedar Crest Historic District  
Town of Normal  
June 2006

McLean County, IL

 District Properties

*Photograph Key*





Advertisement in Daily Pentagraph  
(Bloomington) July 23, 1927



IN BUYING A HOME you should locate in that part of the city where growth and development are assured and where any improvements will enhance and multiply the value of your property.

CEDAR CREST offers the purchase of these attractive and comfortable homes in a profitable investment.

DO NOT HESITATE to call on your agent and you will find many new and better homes in this is the only addition of its kind in the present colored town and landscape.

*The Price and Terms are*  
**B. M. KUHN & SON**

417 East Main Street, Bloomington, Ill. Phone 111

**CEDAR CREST**

LOCATED between Normal and Bloomington which is the most desirable location in the city for the wealthy and those who wish to invest in a profitable town and the only one of its kind in the city.

These homes are built with good material and are built to last. They are built in the best of styles and are the best of their kind in the city. They are built in the best of styles and are the best of their kind in the city.

*The Price and Terms are*  
**B. M. KUHN & SON**

417 East Main Street, Bloomington, Ill. Phone 111



Architect A. T. Simmons



*A. T. Simmons*

Cedar Crest Addition Historic District  
McLean County, IL



WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/13/06 THROUGH 11/17/06

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA STATE EQUIVALENT, Streetcar and Bus Resources of Washington, DC MPS, Washington, 64500948, ADDITIONAL DOCUMENTATION APPROVED, 11/14/06 (Streetcar and Bus Resources of Washington, DC MPS)

DISTRICT OF COLUMBIA, DISTRICT OF COLUMBIA STATE EQUIVALENT, Washington and Georgetown Railroad Car House, 770 M St. SE, Washington, 06000516, LISTED, 11/14/06 (Streetcar and Bus Resources of Washington, DC MPS)

ILLINOIS, COOK COUNTY,  
Austin Town Hall Park Historic District, Roughly bounded by West Lake St., N. Central Ave., N. Parkside Ave., and West Race Ave., Chicago, 06001015, LISTED, 11/15/06

ILLINOIS, COOK COUNTY,  
Goldblatt Bros. Department Store,  
4700 S. Ashland Ave.,  
Chicago, 06001016,  
LISTED, 11/15/06

ILLINOIS, LAKE COUNTY,  
Lake Bluff Upton Commercial Historic District, 20, 31-113 E. Scranton, 26-40 (even) E. Center Ave., and 550 N. Sheridan, Lake Bluff, 06001021, LISTED, 11/15/06

ILLINOIS, MCLEAN COUNTY,  
Cedar Crest Addition Historic District,  
Roughly bounded by Constitutional Trail, Division St., Highland Ave. and Fell Ave., Normal, 06001022, LISTED, 11/15/06

ILLINOIS, MONTGOMERY COUNTY,  
Brown Shoe Company Factory,  
212 S. State St.,  
Litchfield, 06001019,  
LISTED, 11/15/06

IOWA, CLAY COUNTY,  
Ross, Seymour, Round Barn,  
Off IA 374,  
Gillet Grove vicinity, 86001422,  
REMOVED, 11/15/06  
(Iowa Round Barns: The Sixty Year Experiment TR)

MASSACHUSETTS, FRANKLIN COUNTY,  
Colrain Center Historic District,  
Main, Greenfield, and Jacksonville Rds., Streeter Ln., River and Coburn Sts., Colrain, 06001057,  
LISTED, 11/15/06

MICHIGAN, DELTA COUNTY,  
Minneapolis Shoal Light Station,  
In northern Green Bay 6.6 mi. S of Peninsula Point, NW of Lake Michigan, Bay de Noc vicinity, 06001025, LISTED, 11/15/06 (Light Stations of the United States MPS)

MICHIGAN, LIVINGSTON COUNTY,

4. National Park Service Certification. I, hereby, certify that this property is: Signature of the Keeper. Date of Action. entered in the National Register. \_determined eligible for the National Register. \_determined not eligible for the National Register.Â United States Department of the Interior National Park Service. National Register of Historic Places Continuation Sheet. Brentwood Historic District Name of Property. Maricopa County, Arizona County and State. Section number 7 Page 8. N/A Name of multiple property listing. NARRATIVE DESCRIPTION.