OMB No. 10024-0018

To DC
12-22-1993

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 *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 an 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 ___Eagle Hotel___

other names/site number ___Wilmington Area Historical Society Museum___

2. Location

street & number ___100 - 104 Water Street___ ☐ not for publication

city or town ___Wilmington___ ☐ vicinity

state ___Illinois___ code _IL_ county _Will_ code _197_ zip code _60481_

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 ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

_____ _12-21-93_
Signature of certifying official/Title Date

___Illinois Historic Preservation Agency___
State of 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 certifying official/Title Date

_____
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
　☐ See continuation sheet.

☐ determined eligible for the
　National Register
　☐ See continuation sheet.

☐ determined not eligible for the
　National Register.

☐ removed from the National
　Register.

☐ 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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

COMMERCE/business

COMMERCE/warehouse

COMMERCE/financial institution

Current Functions
(Enter categories from instructions)

SOCIAL/meeting hall

RECREATION AND CULTURE/museum

7. Description

Architectural Classification
(Enter categories from instructions)

Mid-19th Century

Materials
(Enter categories from instructions)

foundation Limestone

walls Brick

Limestone

roof Asphalt

other

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

[X] **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.

[X] **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.)

Property is:

[ ] **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.

[ ] **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
(Enter categories from instructions)

_Architecture_____

_Transportation_____

_Commerce_____

Period of Significance

Architecture--1837-c. 1920s

Transportation--1837-1943

Commerce--1837-1943

Significant Dates
_1837_

_c. 1838_

_c. 1840-1843_

Significant Person
(Complete if Criterion B is marked above)

_N/A_

Cultural Affiliation

_N/A_

Architect/Builder

Unknown

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

9. Major Bibliographical References

Bibilography
(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:

10. Geographical Data

Acreage of Property __less than one__

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

1 |1,6| |4,0,3,9,5,0| |4,5,7,3,3,6,0|
  Zone   Easting   Northing

2 |__| |__,__,__,__,__| |__,__,__,__,__|

3 |__| |__,__,__,__,__| |__,__,__,__,__|
  Zone   Easting   Northing

4 |__| |__,__,__,__,__| |__,__,__,__,__|

☐ 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.)

11. Form Prepared By

name/title __Sandy Vasko, President & Cheryl McCullough, Trustee__

organization __Wilmington Area Historical Society__ date __September 30, 1993__

street & number __21604 Elmwood Avenue__ telephone __815-476-9311__

city or town __Wilmington__ state __IL__ zip code __60481__

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

    A **USGS map** (7.5 or 15 minute series) indicating the property's location.

    A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

    Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner
(Complete this item at the request of SHPO or FPO.)

name __City of Wilmington__

street & number __1165 South Water Street__ telephone __815-476-2146__

city or town __Wilmington__ state __IL__ zip code __60481__

NPS Form 10-900-a
(8-86)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___7___   Page ___1___   Eagle Hotel

___

Description

The Eagle Hotel is comprised of three sections erected between 1837 and 1843. The property is located in the center of what is designated the Central Business District of Wilmington, Illinois, approximately twenty miles southwest of Joliet in Will County. The building is located at the northwest corner of Route 53 (Baltimore Street) and State Route 102 (Water Street). The Eagle Hotel is part of the original town of Wilmington, consisting primarily of one and two story structures mostly of brick and stone. The Eagle Hotel is the oldest, documented commercial building remaining in the Wilmington area.

The corner property consists of a full lot, being sixty-six feet (66') on Water Street and one hundred thirty-two feet (132') on Baltimore Street. The building complex is "L" shaped, enveloping approximately seven thousand, five hundred and fifty square feet (7,550 sq. ft.) on three levels and is situated at the east end of the property on Water Street. The rear of the property now used as a gravel parking lot, extends to the east channel of the Kankakee River, known as the "mill race."

The oldest section of the Eagle Hotel, (ca. 1837) is constructed of local limestone and is representative of primitive vernacular buildings. The later two sections, (ca. 1838 - 1843) are constructed of brick. The roofs are gabled with a slope of approximately 8:12 and are asphalt shingled over re-sawn wood shingles. The later sections embody influences of Federal and Greek Revival design in the simple massing, balanced fenestration, and restrained architectural detail.

The stone section was used, most probably, originally as a warehouse. The oldest brick section was constructed as an inn; the later brick section was constructed as a commercial storefront with additional sleeping rooms above. The storefront was the original site of the First National Bank of Wilmington when it was chartered in 1863. The exterior of the entire building complex has has no significant alterations to the original architectural character. However, the east wall of the stone structure was removed during the expansion of the hotel between 1838 and 1843; two windows were bricked in on the south wall of the commercial storefront; and a fire has damaged the western portion of the original brick structure.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___7___   Page ___2___

Eagle Hotel

Description (continued)

The interiors of the structures have been altered through the years; however, significant features remain in the building. The southernmost portion of the building had been renovated by its commercial tenants and most recently served as a museum for the Wilmington Area Historical Society. The remainder of the building has been remodeled to accommodate boarding rooms and, most recently, apartments.

In November 1990, a fire severely damaged approximately one-sixth of the Eagle Hotel complex; the remainder of the structure suffered smoke and minor water damage. However, critical features of the building were spared.

The oldest section (23' x 51'), dating to c. 1837, was built of local gray limestone and contains roughly 1,150 square feet on each of its two levels. The west facade with its distinct bays and river-facing gable was the original front of the building, constructed as a warehouse on the river. Two, large floor-to-ceiling openings provide windows or doorways. The simple one story building is constructed of load bearing exterior walls of local rubble stone, laid up in a roughly coursed manner. A projected water table course (along the west and south elevations) utilizes cut dressed stone of slightly better quality than other stone in the building. The north wall is laid up more crudely than the south wall. Additionally, pockets in the north wall suggest that a covered structure existed, at one time, along the stone structure. The west facade has bowed outward over time due to an abandoned chimney exerting structural loads to the upper gable. Additionally, the stone lintel above the west opening has been sheared. The soft limestone has weathered and is pitted and worn.

The second section which was erected as the hotel (c. 1838), consists of a two story section to the east (facing Water Street) and a one and one-half story section to the west (facing the mill race). The vernacular hotel was constructed with masonry load-bearing walls laid up in a common bond. A projected water table (along the east elevation) as well as window lintels and sills utilize cut, dressed stone with a "bush-hammered" finish.

NPS Form 10-800-a
(8-86)

OMB Approval No 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___7___ Page ___3___   Eagle Hotel

Description (continued)

The simple lines; flat, vertical planes; and strong, symmetrical
fenestration patterns suggest a Federal Style influence; however, some
details suggest a minor influence of the Greek Revival style.

The Water Street facade of the second section (31' x 22') consists of a
basement, main floor, and a full second floor; a north-south gabled roof
runs parallel to Water Street. Each level consists of approximately 680
square feet. The mill race section (31' x 18') consists of a basement and a
main floor of approximately 550 square feet each. Additionally, the
"sleeping attic" yields an additional 275 square feet of floor space. The
gable roof runs perpendicular to the roof of the Water Street section. The
main floor is raised slightly above the street elevation.

The east-facing, double-hung windows are located regularly across the Water
Street facade, and, the west-facing windows are irregularly located on the
mill race facade. The symmetrical fenestration of the Water Street facade
incorporates three windows and an entrance door on the main floor and four
windows on the upper floor. The fenestration of the mill race facade
consists of one doorway and two windows irregularly located on the main
floor (one window asymmetrically placed on each side of a doorway) and a
smaller window at the upper level slightly north of a masonry chimney rising
through the approximate center of the gable end. The Water Street entrance
with transom and sidelights is early if not original; although glass block
and a modern door are later additions. The doorway reflects a reasonably
high level of refinement for a building of the early settlement period of
Wilmington. The stylistic details of the door fram pilasters suggest a
Greek Revival influence. In the doorway is a iron threshold patented June
15, 1875 by "Wood" of Camden, New Jersey. This threshhold acted as a boot
scraper with grooves that allowed water to drain toward the public sidewalk.

The basement level retains all original fenestration with the three original
walls that remain. Square basement windows run along the north and south
walls of the structure; remnants of the original wooden grilles covering the
six-light windows are clearly visible. A pair of wooden delivery doors open
from the basement to the street level along the south wall near the
southwest corner.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___7___ Page ___4___

Eagle Hotel

Description (continued)

The main floor sits slightly elevated above the present-day street level along
the south wall; the grade drops dramatically along the west wall such that
the difference between the main floor and grade is approximately four feet
along the north wall. The original interior finishes have been replaced
during later expansions of the complex with knotty pine paneling, linoleum floors,
and acoustical ceiling tile dating to the late 1940's or late 1950's. (All
of the modern finishes have been damaged due to the 1990 fire.)

The attic had never been finished for use.

The basement is in good condition with sound and tight roughly coursed
stone foundation walls. The modified mortise and tenon wood structure
is intact. The original two panel door at the basement stairway is intact
as well. Twelve original doors were found on the floor used as a floor
covering over the dirt floor. Of these, one is a Christian door; one is
a three panel door; and ten are two panel doors. Several doors retain
faux graining. The cooking hearth has been closed in but is clearly evident
along the west wall. A small gangway between the 1838 brick hotel and the earlier
stone building provides access to both buildings. (The gangway was later
closed in and roofed over.) Original delivery doors, including the hardware
and stone thresholds, open from the gangway to both the ca. 1837 stone
building and ca. 1838 hotel.

The last section of the Eagle Hotel, built between 1840 and 1843, consists
of a basement, a main floor, and a full second floor. The northeast corner
structure joined the earlier structures on the site. The brick structure
has a gable running north-south, parallel to Water Street and on axis with
the ca. 1838 hotel roof ridge. Although similar in design to the 1838 hotel building
several significant deviations are evident. First, the ca. 1840 to 1843
section is taller than the earlier buildings. Secondly, the main floor is
designed as a commercial storefront. Thirdly, an entrance from Water Street
to the second floor is provided.

The load bearing walls of the brick structure sit on a stone foundation. A
modern chimney, which replaced an earlier chimney, rises above the south wall.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___7___   Page ___5___

Eagle Hotel

Description (continued)

A second chimney at the common wall between the ca. 1837 and ca. 1840 - 1843 structure stops short of the roofline. (A third chimney, located at the gangway, is a modern alteration.) The three bay storefront, utilizing brick pilasters with column "capitals" of stone, is typical of early storefronts. The design of the upper portion reflects the design of the ca. 1838 hotel section . The window openings, which are regularly located on the east and south facades are proportionally larger in the ca. 1840 - 1843 section than those of the 1838 section. Original double-hung window sash have been replaced with modern double-hung windows, most probably dating to ca. 1950 - 1960. Window lintels and sills are of dressed stone as in other parts of the building. The surface of the stone lintels at the storefront have been "bush hammered" to achieve a textured effect. Windows on the south facade have been bricked in and plastered over at the first floor (ca. 1945) and replaced with modern, double-hung, wood sash windows at the second floor. The original four-light storefront windows have been replaced with a single, modern sheet of glass; however, the wood sash and bulkheads remain; the storefront doors may be original.

The basement level retains several original features including an open cooking hearth and beehive oven; early sawn wood, mortise and tenon framing; a dirt floor; and evidence of the east wall of the ca. 1837 stone structure.

The main floor of the ca. 1840 - 1843 section and the ca. 1837 stone section had been combined into a single commercial store space after 1865. The floor space is relatively non-descript having been remodeled continually since 1850 for retail and banking purposes. However, several important features of a typical nineteenth century mercantile space remain. The Water Street entrance is flanked by two raised, display platforms immediately inside the storefront windows. The long, narrow space created by the integration of the two buildings is commonly found in commercial architecture of the late nineteenth and early twentieth centuries. Built-in display and merchandise shelving line the walls and may be remnents of a 1920's era business use. A stamped metal ceiling may have been installed in the late nineteenth century and remains relatively intact. Stairways to the second floor and basement have been closed. This main floor space had been used as the Wilmington Area Historical Society Museum prior to the fire in 1990.

The second floor has been altered in modern times but a few historic features remain: a portion of an early handrail; window casings; and early plaster. The arrangement of rooms has been altered to accomodate a rental apartment consisting

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number __7,8__   Page __6__

Eagle Hotel

Description (continued)

of four rooms. The ceiling of the second floor has been lowered but
examination of the original ceiling above may reveal evidence of the
original room arrangement.

The Eagle Hotel has been vacated since the November 1990 fire while the fate
of the complex is being determined. During that time, the fire-damaged
building has been open to the weather. However, steps have been taken to
document and protect the critical features while stabilization restoration
plans are prepared for the historic complex.

STATEMENT OF SIGNIFICANCE

The Eagle Hotel constructed 1837-1843, reflects the significant aspects of
architecture, transportation, and commerce. The locally significant
building satisfies Criterion C: "embodying the distinctive characteristics
of a type and period" as a surviving example of mid-19th century
architecture. It also meets Criterion A: "associated with events that made
a significant contribution to the broad pattern of history" as an early
structure representative of the transportation and commercial development of
the City of Wilmington. As an inn, tavern, warehouse and general store, the
Eagle Hotel served an important business function in connection with the
customers of Wilmington's first industrial ventures: a sawmill, corn
cracker, gristmill and carding machine. For those travelers who came to
Wilmington by stagecoach or canalboat, and for local farmers, tradesmen,
laborers and residents, the Eagle Hotel served as a community gathering
place. The period of significance for architecture is from 1837, when the
first part of the Hotel was built to c. 1920s, when significant changes were
made to the first-floor interior storefront. The period of significance for
transportation and commerce is from 1837, when the first part of the Hotel
was built to 1943, the fifty-year cutoff for the National Register of
Historic Places.

Early Settlement and History of Wilmington, Illinois

The earliest settlers in northeastern Illinois sought places to live and
work which had streams for navigation and water power, readily available
building materials, plenty of fuel and productive soil. The region now
known as Wilmington had all these things in abundance. The Kankakee River
flows swift and clear over a bed of solid limestone. Surrounding the river

NPS Form 10-900-a
(8-86)

OMB Approval No 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number __8__   Page __7__
Eagle Hotel

were large stands of trees suitable for building and fuel. Beyond the groves stretched vast prairie to be broken for crops.

Thomas Cox was the first permanent white settler in this vicinity. In 1836, Mr. Cox laid claim to all of the land on which the City of Wilmington now stands. He platted the town of Winchester but--when it was discovered that another town of the same name existed In Illinois--changed the name of the town to Wilmington. He erected the first saw-mill and sold a few town lots. Within a short period of time, he added a corn cracker, a grist-mill and a carding machine. Cox's mills were patronized by settlers from a large area, some traveling more than fifty miles. Early settlers of the area told that they took their corn and wheat to the mill at Wilmington, taking nearly a week, often times, to make the trip. Having such a long distance to go, it became necessary to wait for the grinding of the grain before they returned home. The mill was very busy and frequently crowded. Therefore, they were often detained several days. (Woodruff, The History of Will County. Chicago: William LeBaron, Jr., & Co., 1878, p. 444.)

Architecture of the Northeastern Illinois Frontier

Fostered by an interest in ancient republics, the new American republic of the early nineteenth century began measuring its achievements against the Greek democracy ideal. After the War of 1812, the architecture of the period reflected the classical Roman and Greek details and shunned any details that might be thought of as English. However, simple planes and other stylistic features of early Federal style buildings continued to be pervasive.

Politically, the young republic was becoming more crystallized; socially, more sophisticated. Incredible economic expansion occurred as the seemingly limitless natural resources were being developed and exploited. As the population increased and pressed further westward, new frontiers were successively converted into settled territories.

The Greek Revival style was the favored architecture of public buildings in the East as the westward trek began. Taking their cues from where they were leaving, the settlers transplanted the forms to the Middle American frontier. Talbot Hamlin writes:

> The settlers pushed their way from New York to Ohio and on to northeastern Illinois. The rapid settlement of these states, the swift development of government, the prompt emergence of a local culture and an educational system, as evidenced by the proliferation of academies and colleges--these are all well-known facts of American history. All contributed to make the area

NPS Form 10-900-a
(8-86)

OMB Approval No 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___8___   Page ___8___   Eagle Hotel

especially fitted to develop a vivid and vital architecture. That part of it built between the late 1820's and 1850--and this period was in many localities the one that saw growth of rough pioneering communities into prosperous, settled, well-constructed towns--naturally was chiefly under the influence of Greek Revival ideals.

The style's simple massing and austere decorative elements made it ideal for use in the newly settled American territories. It was easily built in brick, stone, braced frame or balloon-frame construction--the first architectural style to implement this technique. Because virgin timber was most plentiful in northeastern Illinois, most of its Greek Revival buildings were constructed of wood. However, examples in brick and stone were erected, occasionally, in some locales.

With the advent of builder's pattern books and manuals, classical details made their way to the prairie in a variety of adapted forms. Oftentimes, builders blended styles, introduced modifications to the style and simplified patterns to match their abilities or available tools. In general, the buildings erected in Illinois between 1820 and 1860 were simplified in comparison to their Eastern counterparts: low roofs, plain lintels and cornices and painted wood walls. These were good frame houses with good Greek doorways and window casings but few of the other elaborate characteristics of the style. In the northeast region of Illinois, these details were applied to three variants of the Greek Revival style: street-facing gable with derivative temple details; gable roof buildings with ridge parallel to the street and a main entrance on the long side; and a square plan with hipped roof.

The Eagle Hotel is of the type of gable roof building with its ridge parallel to the street and main entrance on the long side. Although it is not a high-style example of Greek Revival architecture, the Eagle Hotel shows some characteristics of the style and mid-19th century architecture including its low-pitched gable roof, a plain cornice with simple gable returns, plain lintels and sills, and an elaborate entrance with sidelights and a transom.

The History of the Eagle Hotel

During the period between 1836 and 1838, several stone buildings were erected in Wilmington. Henry Brown, a son-in-law of Thomas Cox, operated the first business, a general store, in a building on the east side of Water Street (now the main north-south street) in Wilmington. That building was undoubtedly erected during the initial two years of construction at

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___8___ Page ___9___   Eagle Hotel

Wilmington, probably in early 1837. It was during this same time period, presumably, that the western stone portion of what is now known as the Eagle Hotel was constructed.

David Lizer purchased the land in 1836 where the Eagle Hotel now stands. Although no record is available, Mr. Lizer presumably commenced construction of the small stone building (approximately 23' x 51') and warehouse which may have been associated with the milling operations on the "island" across the mill race. Possibly, the building stone was a by-product of the excavation of the mill race which formed the "island." The western facade of the stone building (facing the mill race) was most certainly the original front of the building.

The 1837 stone portion of the Eagle Hotel from its inception most certainly played an integral role in the developing community. Facing the mill race, the building probably served as a common warehouse for all types of goods related to the milling industries on the Kankakee River in the Wilmington area. Both raw and finished goods may have been stored at or sold from this building in the very earliest years of the community's development.

To provide overnight accommodations for patrons of the mills and those who worked on the river, and others who came to settle in Wilmington, Henry Brown erected the Eagle Hotel in c. 1838, the second structure (31' x 40') in the complex. Mr. Brown constructed the two story brick hotel across from his general store on Water Street. This building, as well as the first stone building are skewed to Water Street and are roughly parallel to the mill race. (It is not known whether or not the west portion of this section was erected at the same time or shortly afterward.) Mr. Brown did not operate the hotel but rented the operations. In 1840, Franklin Mitchell came from Joliet to manage the hotel. Later that year, Peter McIntosh purchased the hotel building from Henry Brown.

This second structure, formal in design but austere in detail, was an ideal building for a newly settled community in Will County. Although timber was abundant in the area, the hotel building was constructed of brick. However, because no record exists of local brick manufacturing, presumably the brick was imported from a nearby community. Perhaps, Mr. Brown intended to convey a sense of permanence at the new town for those who might lodge at his new establishment.

Mr. McIntosh owned the Eagle Hotel for three years. It was during McIntosh's tenure that the Eagle Hotel was enlarged to its present configuration with the addition of the two story brick section (30' x 22'), which joined the stone building to the original brick inn. This last section provided a storefront facing Water Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___8___   Page ___10___

Eagle Hotel

The storefront of the Eagle Hotel is representative of the evolution of commercial storefronts. In the mid-eighteenth and early nineteenth centuries, mercantile shops were primarily residential in character with small windows of multiple lights. Between 1830 and 1860, advances in glass manufacturing resulted in the ability to make large sheets of glass. With the availability of the larger glass, the design of commercial buildings was transformed. Storefronts began to look less like residences and more like glass showcases. Typically, storefront windows of the mid-nineteenth century featured two, three, or four lights and became increasingly popular for elaborate displays of merchandise. After 1850, cast iron storefronts, which could be purchased through catalogs, replaced the heavier appearance of brick and stone piers of the early storefronts. Although cast iron storefronts became increasingly more elaborate throughout the nineteenth century, the first cast iron storefronts were simple in form like their masonry counterparts. (Marinelli, Janet, "Architectural Glass and the Evolution of the Storefront," The Old-House Journal, July/August 1988, p. 34-43.)

The newest section (c. 1840-1843) of the Eagle Hotel retains the design of its original storefront which is characteristic of pre-1850 commercial buildings. Historical documents suggest that separate commercial enterprises were operating simultaneously in the main floor space of the c. 1837 and c. 1840-1843 portions of the Eagle Hotel through much of the nineteenth century. Although other commercial buildings may have been erected in Wilmington, during this period, remaining examples along Water Street are more typical of commercial structures built after 1850. Unlike later commercial buildings which combined mercantile spaces on lower floors with residential apartments above, the Eagle Hotel served entirely as a commercial enterprise with business and hotel functions on the main floor and rental hotel rooms on the upper floor.

In 1843 Andrew Whitten purchased the Eagle Hotel. Also that year, Franklin Mitchell purchased land across Water Street and erected the Exchange Hotel, a more refined establishment than the Eagle Hotel. Because of Wilmington's proximity to the Kankakee River and thoroughfares (and later the Chicago & Alton Railroad) the village became a convenient overnight place of lodging. Subsequently several hotels were established in Wilmington and served a broad based clientele.

The Eagle Hotel building continued to serve both as a mercantile operation and hotel catering, most likely, to a working class clientele. Although many stagecoach travelers patronized the Eagle Hotel in its first five years, most travelers preferred the comforts of the Exchange Hotel after 1844. The Eagle Hotel was patronized also by laborers and tradesmen who had recently located to Wilmington in search of employment. Until they could

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___8___   Page ___11___

Eagle Hotel

find accommodations for their families in town, workmen could share an upstairs sleeping room for $8 -$10 per month per person.

In 1854, Peter Stewart erected the Stewart House, another hotel which created additional competition for lodging in Wilmington. It was in that year that the Chicago & Alton Railroad was completed, giving an impetus to business in Wilmington. A fourth hotel was built near the railroad depot, but was short lived. Both the Exchange Hotel and the Stewart House have since been razed.

In 1863, the First National Bank of Wilmington began operations in the c. 1840-1843 section of the Eagle Hotel, but, two years later, moved into larger quarters. Sometime after 1865, the main floor spaces of the c. 1837 and c. 1840-1843 portions of the Eagle Hotel were combined into a single commercial space.

Presumably, the stamped metal ceiling and other store fixtures were installed after 1865 as well. Like many older inns, the Eagle Hotel eventually became a boarding or rooming house while commercial operations continued on the main floor. After 1945, much of the Eagle Hotel was converted to apartments and a small office although the commercial space continued as a retail business until 1982.

Between its construction in 1837 and 1982 (when the building was purchased by the Wilmington Area Historical Society), the Eagle Hotel complex was owned by just four families.

Built over several years, the building known as the Eagle Hotel retains a great deal of exterior architectural integrity despite a devastating fire in 1990. The building reflects not only the architectural design of the earliest buildings in Wilmington, and that of the initial period of settlement in Will County but, also, the design of mid-nineteenth century commercial structures. The oldest section, constructed of local limestone is representative of early vernacular buildings; the later two sections, constructed of brick, are representative of more refined architectural design evident in a developing community. Few hotels or commercial structures of this period can be documented in northeastern Illinois.

The Eagle Hotel is a product of and is representative of the transportation and commercial development of Wilmington from the early settlement period, through the mid to late nineteenth century period of commercial prosperity, to the 1940s. Dating to 1837, the Eagle Hotel easily ranks as one of the oldest extant commercial buildings on its original site in Will County.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___9___   Page __12__

Eagle Hotel

BIBLIOGRAPHY

ARRIS Architects and Planners, Report to the City of Wilmington on the Eagle Hotel, 1992.

Hamlin, Talbot. Greek Revival Architecture in America. New York: Oxford University Press, Dover Publications, Inc., 1944.

Marinelli, Janet, "Architectural Glass and the Evolution of the Storefront," The Old-House Journal, July/August 1988, p. 34-43.

Woodruff, The History of Will County. Chicago: Wm. LeBaron, Jr. & Co., 1878.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ___10___   Page ___13___

Eagle Hotel

Verbal Boundary Description

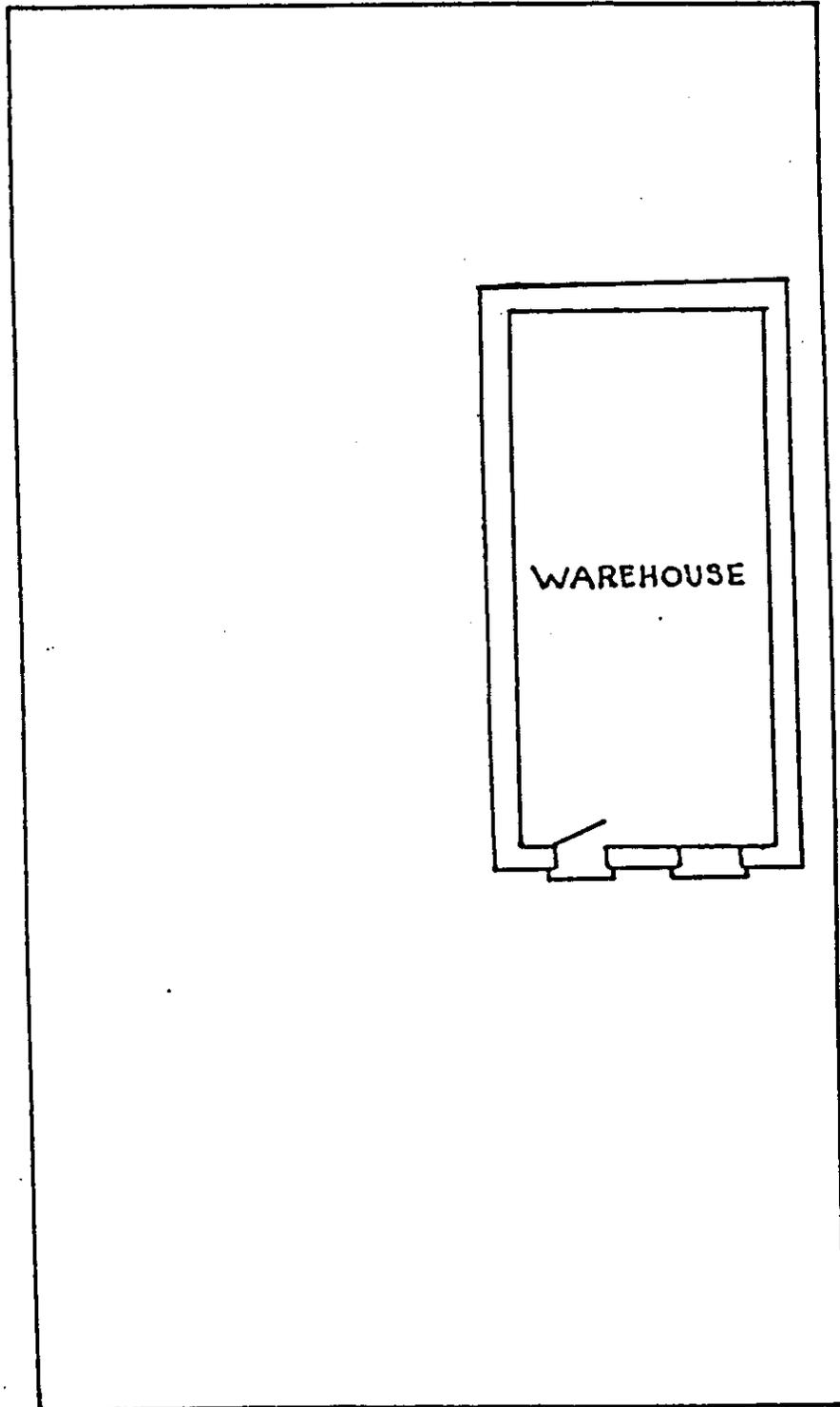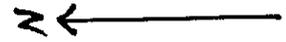Lot 1, Block 4, in the Original Town now City of Wilmington, Will County, Illinois.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Eagle Hotel.

EAGLE HOTEL, WILMINGTON, ILLINOIS
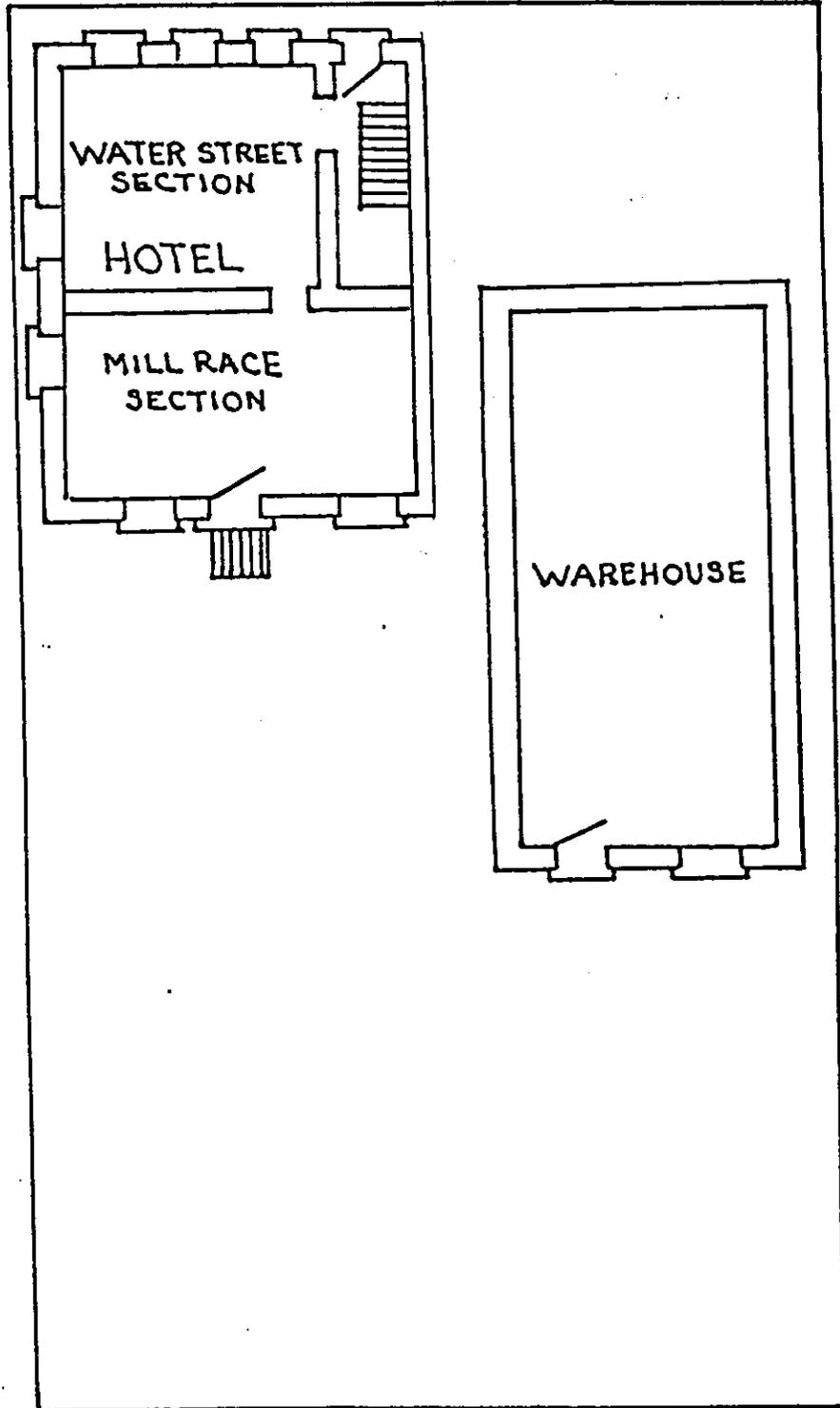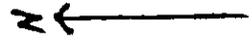## FIRST FLOOR PLAN
WATER STREET (RT. 102)

WAREHOUSE

BALTIMORE STREET (RT. 53)

EAST CHANNEL OF KANKAKEE RIVER
(MILL RACE)

Exhibit #2

CIRCA 1838 - 1840

EAGLE HOTEL, WILMINGTON, ILLINOIS
FIRST FLOOR PLAN
WATER STREET (RT. 102)

N ←

WATER STREET SECTION

HOTEL

MILL RACE SECTION

WAREHOUSE

BALTIMORE STREET (RT. 53)
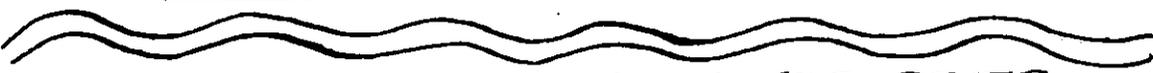
EAST CHANNEL OF KANKAKEE RIVER
(MILL RACE)

CIRCA 1840 - 1880   Exhibit #3

EAGLE HOTEL, WILMINGTON, ILLINOIS
FIRST FLOOR PLAN
WATER STREET (RT. 102)

WATER STREET SECTION

HOTEL

MILL RACE SECTION

STOREFRONT

WAREHOUSE

BALTIMORE STREET (RT.53)

EAST CHANNEL OF KANKAKEE RIVER
(MILL RACE)

Exhibit #4

CIRCA 1880 - 1990

EAGLE HOTEL, WILMINGTON, ILLINOIS
FIRST FLOOR PLAN
WATER STREET (RT. 102)

N←

WATER STREET
SECTION

HOTEL

MILL RACE
SECTION

STOREFRONT

ENCLOSED GANGWAY

WAREHOUSE

BALTIMORE STREET (RT. 53)

EAST CHANNEL OF KANKAKEE RIVER
(MILL RACE)

EAGLE HOTEL, WILMINGTON, ILLINOIS
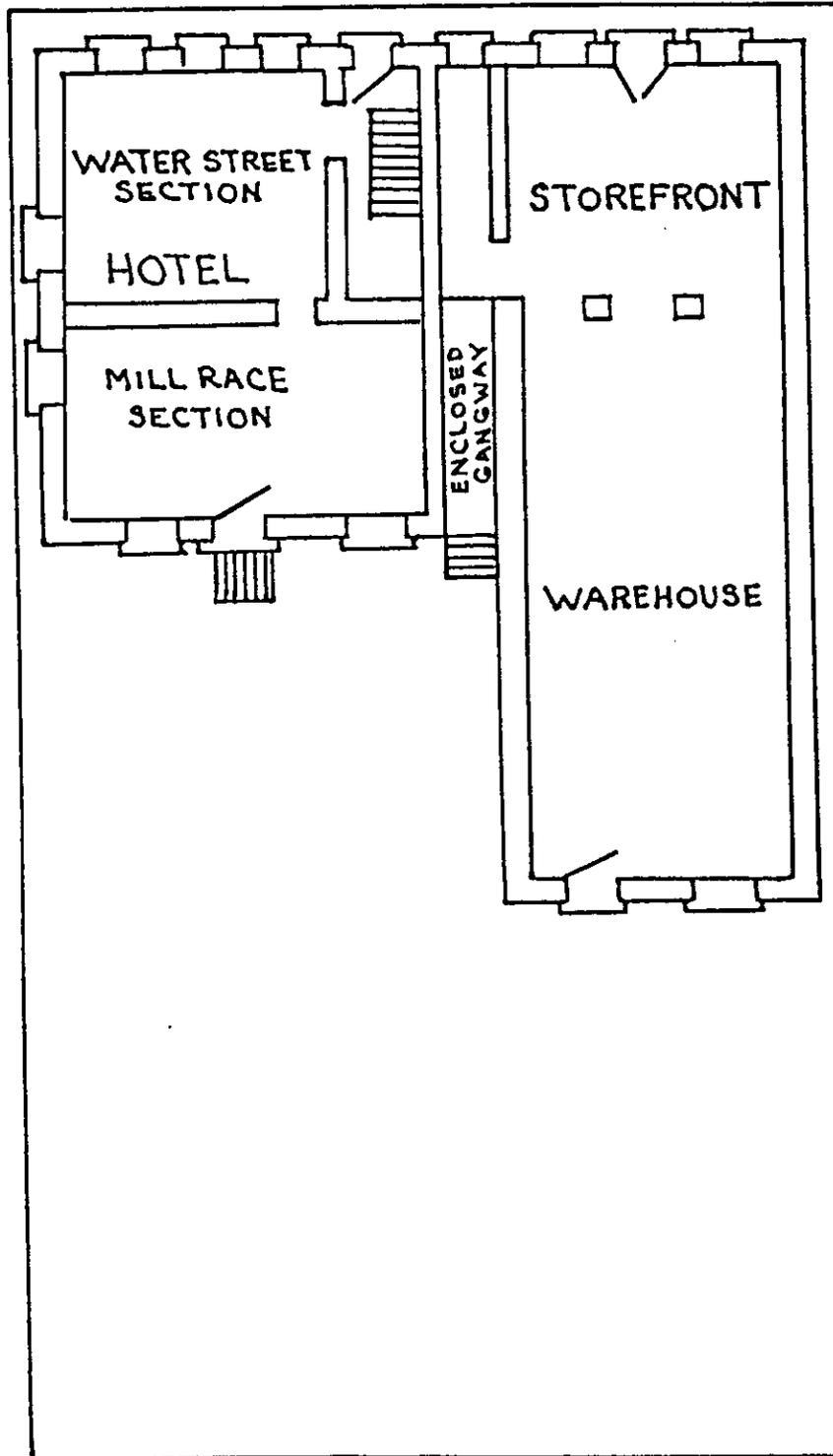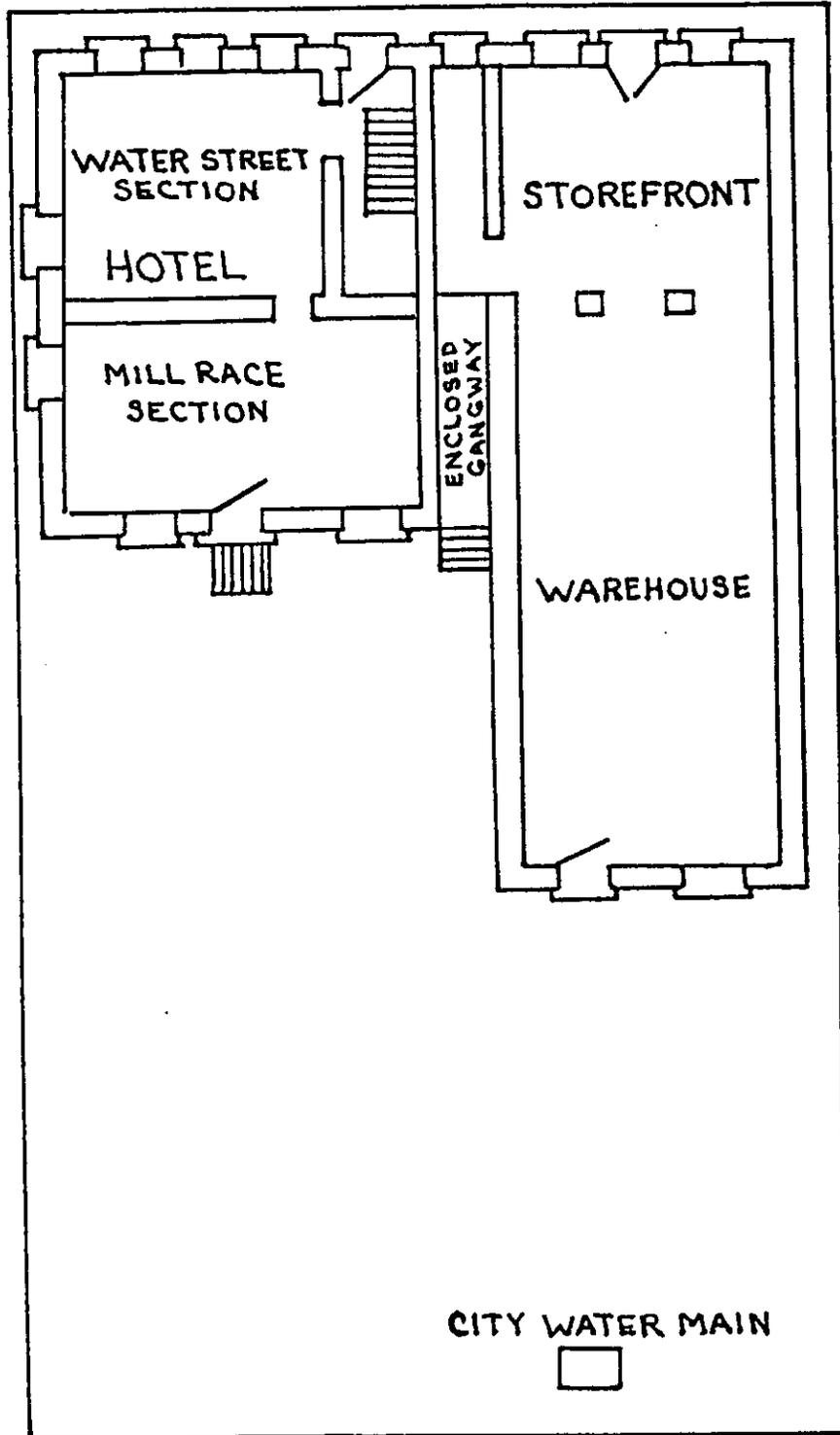## FIRST FLOOR PLAN
WATER STREET (RT. 102)

WATER STREET SECTION

HOTEL

MILL RACE SECTION

STOREFRONT

ENCLOSED GANGWAY

WAREHOUSE

BALTIMORE STREET (RT.53)

CITY WATER MAIN

EAST CHANNEL OF KANKAKEE RIVER
(MILL RACE)

United States Department of the Interior

NATIONAL PARK SERVICE
P.O. BOX 37127
WASHINGTON, D.C. 20013-7127

IN REPLY REFER TO:

The Director of the National Park Service is pleased to inform
you that the following properties have been entered
in the National Register of Historic Places.
For further information call 202/343-9542.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 3/28/94 THROUGH 4/01/94

APR   8 1994

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

ARIZONA, COCHISE COUNTY, Apache Powder Historic Residential District, 100 & 200 Blocks, W. 6th St., Benson, 94000078, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Benson Railroad Historic District, 200 & 300 Blocks, E. 3rd St., Benson, 94000079, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Hi Wo Company Grocery, 398 E. 4th St., Benson, 94000074, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Martinez, W. D., General Merchadise Store, 180 San Pedro St., Benson, 94000073, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Oasis Court, 363 W. 4th St., Benson, 94000072, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Redfield--Romine House, 146 E. 6th St., Benson, 94000076, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Smith--Beck House, 425 Huachuca St., Benson, 94000077, NOMINATION, 3/11/94 (Benson MPS)

ARIZONA, COCHISE COUNTY, Treu, Max, Territorial Meat Company, 305 E. 4th St., Benson, 94000075, NOMINATION, 3/11/94 (Benson MPS)

FLORIDA, BREVARD COUNTY, Hill, Dr. George E., House, 870 Indianola Dr., Merritt Island, 93000819, ADDITIONAL DOCUMENTATION, 3/03/94

IDAHO, IDAHO COUNTY, Carey Dome Fire Lookout, Nezperce National Forest, 9 mi. N of USFS Burgdorf Guard Sta, Burgdorf vicinity, 94000268, NOMINATION, 3/25/94

IDAHO, IDAHO COUNTY, Chinese Cemetery, Payette National Forest, 0.5 mi. NW of Warren Wagon Rd. at B, Warren vicinity, 94000270, NOMINATION, 3/29/94

ILLINOIS, MASON COUNTY, Havana Public Library, 201 W. Adams St., Havana, 94000014, NOMINATION, 2/16/94 (Illinois Carnegie Libraries MPS)

ILLINOIS, PEORIA COUNTY, Peace and Harvest, Jefferson and Hamilton Sts., Peoria, 87002527, NOMINATION, 2/16/94

ILLINOIS, WILL COUNTY, Eagle Hotel, 100--104 Water St., Wilmington, 94000021, NOMINATION, 2/16/94

KENTUCKY, LOGAN COUNTY, Auburn Historic District, Roughly, along E. and W. Main, N. Lincoln, Perkins, Pearl, Caldwell, Wilson, Maple and Viers Sts., Auburn, 94000222, NOMINATION, 3/28/94

MISSISSIPPI, TATE COUNTY, College Street Historic District, Roughly, along N. Center, College, N. Front, N. Panola, N. Ward and W. Main Sts., Senatobia, 94000206, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Downtown Senatobia Historic District, Roughly, along N. and S. Center, N. and S. Front, W. Main, W. Tate and N. and S. Ward Sts., Senatobia, 94000205, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, North Park Street Historic District, 113--209 N. Park St., Senatobia, 94000208, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Panola Street, North, Historic District, 101 S. Panola St., 104, 106 and 108 N. Panola St., Senatobia, 94000207, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Panola Street, South, Historic District, 200--401 S. Panola St., Senatobia, 94000204, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Senatobia Christian Church, 407 W. Tate St., Senatobia, 94000203, NOMINATION, 3/30/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, South Ward Street Historic District, Roughly, along Church, W. Gilmore and S. Ward Sts., Senatobia, 94000199, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Southeast Senatobia Historic District, Roughly, along S. Park, S. Park (West), E. Gilmore, E. Tate and S. Heard Sts., Senatobia, 94000202, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Tate County Agricultural High School Historic District, 510 N. Panola St., Senatobia, 94000201, NOMINATION, 3/31/94 (Senatobia MPS)

MISSISSIPPI, TATE COUNTY, Tate County Courthouse, 201 S. Ward St., Senatobia, 94000200, NOMINATION, 3/30/94 (Senatobia MPS)

PUERTO RICO, VIEQUES MUNICIPALITY, Casa Alcaldia de Vieques, Jct. of Carlos LeBrum St. and Benitez Guzman St., Isabel Segunda, 94000174, NOMINATION, 3/17/94

UTAH, UTAH COUNTY, Dallin House, 253 S. 300 East, Springville, 94000346, NOMINATION, 3/31/94

UTAH, WEBER COUNTY, Elmhurst Apartments, 2432 Van Buren Ave., Ogden, 87002541, NOMINATION, 1/20/94 (Three-Story Apartment Buildings in Ogden, 1908--1928 MPS)