

The Reardon Company

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July 25, 1980

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Mr. Michael Ward
Director
Division of Historic Site
Illinois Dept. of Conservation
405 East Washington
Springfield, Illinois 62706

REF 362.977352 APP c4

Application for listing Peoria
State Hospital

RECEIVED JUL 29 1980

Dear Sir:

Enclosed is our application for listing of Peoria State Hospital as a historic district in the National Register of Historic Places.

All the required documents are inclosed in this package save the set of color slides, which have been mailed in a separate package.

We talked to Mr. Eric Van Hartesveldt of your staff Thursday by phone, and he advised us that we would meet the deadline requirement by mailing this application today, (July 25), which we have done

Our plans also include setting aside space building for a museum.

Sincerely,

Carl F.

For Reference

Not to be taken from this room

cc. Eric Van Hartesveldt

Ref

362 .977352 APP c.2

Application for listing
Peoria State Hospital

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PEORIA STATE HOSPITAL HISTORIC DISTRICT

APPLICATION FOR LISTING IN NATIONAL
REGISTER OF HISTORIC PLACES

JAN 13 1987

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By Anderson, Notter, Finegold, Inc.
Architects and Preservation Planners
Boston, Mass.

Section 8 -- Statement of Significance of Peoria
State Hospital Historic District

By Tom Edwards, Peoria, Illinois

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

1. Name

historic Peoria State Hospital

and/or common Peoria State Hospital

2. Location

An irregular rectangle of land between Ricketts Ave. and
street & number U.S. Rt. 24 on south edge of Bartonville not for publication
600 Ricketts Ave.

city, town Bartonville, Ill. vicinity of congressional district 18th

state Illinois code county Peoria code

3. Classification

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

4. Owner of Property

name Carl & Marsha Reardon (Contract to purchase from State of Ill.)
See Appendix, "Agreement"

street & number 901 Highview Rd

city, town East Peoria, Ill. vicinity of state Illinois

5. Location of Legal Description

courthouse, registry of deeds, etc. Peoria County Courthouse

street & number 324 Main

city, town Peoria, state Illinois

6. Representation in Existing Surveys

title -- None

has this property been determined eligible? yes no

(By letter Mar. 17, following review of our preliminary
date material, the state historic office advised federal state county local
that a final application was in order, and provided forms)

depository for survey records

city, town

state

9. Major Bibliographical References

See attached sheet

10. Geographical Data

Acreage of nominated property 62
Quadrangle name Peoria West Quadrangle scale _____

UMT References

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

The Boundary of the Peoria Hospital Historic District is shown as the red line following the outside road and building perimeter of the hospital complex as shown on the accompanying diagram map (appendix item 3).

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Tom Edwards (Architectural Description of Bldgs. by Anderson, Notter, Finegold, Inc., Architects, Boston, Mass.)

organization Natural Solutions date July 24, 1980

street & number 1624 W. Fredonia telephone 676-0517 - disconnected 1/90

city or town Peoria, Ill. state Ill.

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature _____

title _____ date _____

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

date _____

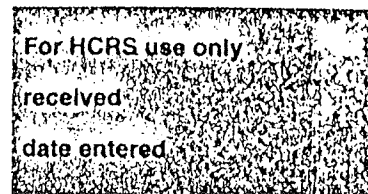
Keeper of the National Register

Attest:

date _____

Chief of Registration

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Major Bibliographical References

J.K. Hall, 100 Years of American Psychiatry, New York, Columbia University Press and American Psychiatric Assn., 1944

H.M. Hurd, Institutional Care of the Insane in the United States and Canada, Baltimore, Johns Hopkins Press, 1916.

Maxim Pollak and Walter H. Baer, "The Friend of the Bereft, George Anthony Zeller, M.D., 1858-1938", Journal of the History of Medicine and Allied Sciences, Vol. 8. No. 1, 1953

"Befriending the Bereft, Autobiography of Dr. George A. Zeller," unpublished, Zeller Zone Center professional library, Peoria, Ill.

"Peoria State Hospital," Illinois Blue Book, 1927-28, Springfield, Ill., Journal Printing Co., 1927.

A.L. Bowen, "George Anthony Zeller, M.D.," Welfare Bulletin, Illinois State Dept. of Public Welfare, May, 1935; Vol. 26, No. 5

"Sixth Biennial Report of the Illinois Asylum for the Incurable Insane at Peoria," Peoria State Hospital collection of Peoria Historical Society, (attached to appendix in this application).

7. Description

Condition

Check one

Check one

- excellent
- good
- fair

- deteriorated
- ruins
- unexposed

- unaltered
- altered

- original site
- moved

date July 25, 1980

Describe the present and original (if known) physical appearance

(See attached "Description")

- The Overall Complex
- General Conditions
- General Physical Description of Buildings
- Integrity of Complex
- Architectural Description of Buildings

7. Description

PEORIA STATE HOSPITAL HISTORIC DISTRICT

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date July 25, 1980

Describe the present and original (if known) physical appearance

THE OVERALL COMPLEX

The Peoria State Hospital Historic District in Bartonville, Illinois, is a complex of 47 Buildings, of which 33 were part of the original hospital complex erected between 1899 and 1910, and three others are over a half century in age.

It represents an archetypal example of the "cottage" plan construction of mental hospitals at the end of the 19th and beginning of the 20th century.

The site is a plateau-like area on the edge of the Illinois River Bluff overlooking the river and its broad valley. An oak woodland covers the steep slopes of the bluff.

The residential buildings were set close to the wooded edge of the bluff, with groups of them placed on peninsulas between ravines. The entire complex was an irregular circle with grass "commons" and personal service centers within the cluster, and the woodland to the outside. It was (and is) a campus like atmosphere.

The former Peoria Transcript wryly commented about 1910, "There is a grave fear that Dr. Zeller may make things so attractive down at the Bartonville asylum that it will be a real pleasure to become insane."

The scenic qualities of the site, which were described as superb in original newspaper accounts, were evidently a paramount factor in its selection. An appealing environment for the patients was desired.

Today the scenic attributes remain; the woodland has become even more magnificent.

Peoria State Hospital was built as a "small city" that would be partially self-supporting. A little over half of the buildings (27) were patient dormitories. Others housed the power and heat plant, fire department, laundry, various maintenance shops, butcher shop and bakery, equipment center, commissary, laboratories, sewing and shoe repair, auditorium, hospital units (4), offices, nurses' residence and other personnel residences, education center, and recreation-community center.

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With the exception of a building that burned in 1964, all of the original buildings of the integral hospital complex are still in existence (including two replacment buildings).

The 27 former residential buildings were arranged in four major distinct, but not separate, groups. Four hospitals form a fifth group. The support buildings, such as the ones used for maintenance, power, storage, etc., formed a sixth group arranged linearly along the entrance road. Together, all six groups formed a cohesive complex.

In the central portion of the complex are the administration building, the community and recreation center, a building housing retail and service shops, and an educational center.

All but two of the 47 buildings are yellow or red brick and/or grey or beige stone. They total about 600,000 square feet of floor space.

Nineteen of the residential structures are high ceilinged, two story structures, eight will full basements, nine with half basements, and two with 3/4 basements.

The other eight residential units are one-story buildings.

The buildings have been empty and without maintenance since the hospital was closed in 1973.

GENERAL CONDITIONS

In general, the buildings have many broken windows and doors, and several badly need roof repair. The interiors are badly deteriorated, and a great many of the plumbing, electrical, and heating fixtures have been removed, and also most of the copper gutters and downspouts, which the majority of the buildings had.

Structurally, however, the buildings are generally in good to very good condition, the foundations excellent, and the roof ridges and rafters straight and plump.

Below is a building by building description.

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GENERAL PHYSICAL DESCRIPTION OF INDIVIDUAL BUILDINGS

(An "Identification List" of the buildings by the original hospital number with a sketch diagram showing their location on the site is in the appendix.)

Building 9 - Firehouse and Garage: This is a one-story garage and 2-story brick firehouse erected in 1899. The building contains approximately 4,662 square feet. The interior of the first floor is divided into a firehouse garage capable of handling one truck and two offices. The rear portion of the building is divided into a 10-stall garage. Structurally excellent.

Building 11 - General Store Building: This is a 3-story and basement building which was built in 1899 and which contains a gross area of 25,742 square feet. The building is of masonry construction with 24 to 12-inch brick exterior walls, tile and concrete floors supported by steel lally columns and steel beams. The building was used for storage; one portion of the first floor was a butcher shop, and there are three walk-in coolers. This area has quarry tile floors. Structurally good.

Building 12 - Scale House: The scale house is a one-story brick building of 256 square feet. Roof collapsing. Walls sound.

Building 13 - New Power House: This a one-story reinforced concrete and masonry boiler house building with steel columns and beams, which was built in 1949 and which contains a ground floor area of 25,142 square feet. The boiler house portion of the building is very high. The roof is precast concrete with built-up cover. The building's second section housed electrical turbines used to provide electricity for the entire facility. A third building section housed switch gear equipment; there is also a small engineer's office. There is an exterior cooling tower for the turbines behind the building. Structurally very good.

Building 14 - Old Power House: This is a part frame and part brick, former power house building built in 1899. Portions of the building's roof have collapsed, as has the frame part, and the brick walls are crumbling. It has not been used since 1949.

Building 15 - Sewing and Mending: This is a small one-story remodeled brick building built in 1899, which was formerly utilized as the building engineer's office and architect's office. It will probably have to be razed to permit construction of a road across the property.

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Building 16 - Safety and Protection Building: This 1,120 square-foot building was built in 1899 and was formerly utilized as a security office. Structurally fair.

Building 17 - Inventory-Storage: This is a one-story concrete block building which contains 5,548 square feet. The building has concrete block exterior walls, wood floor at dock height with a concrete uncovered dock. Structurally fair. Built in 1899.

Building 19 - Clothing Center: Built in 1910, this rather small yellow brick building is in excellent condition. It has four ornamental chimneys on the corners.

Building 20 - Laundry, Bakery, Kitchen, Employees Cafeteria: This is a one-story masonry and steel building originally built in 1899 and remodeled in 1964. It was used for the main kitchen and laundry building. Gross area is 39,984 square feet; exterior walls are brick. Interior framing involves steel lally columns, steel beams and load-bearing exterior walls. The general building has a wood roof with built-up composition covering much of the interior, wood-exposed ceiling with purlins and concrete floors throughout. Structurally good.

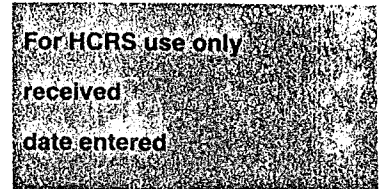
Building 21 - Bowen Administration Building: This is a three-story masonry and stone building erected in 1899 as a nurses' residence, and converted in 1967 to offices. It has 41,552 square feet of floor space, and the exterior walls are of grey cut Bedford limestone. Originally the building had large two-story porches on both sides and ends. They were removed, probably during the remodeling. The original slate roof has also been replaced with a relatively new composition roof. It is in excellent condition.

Building 22 - Dormitory: This is a one-story building built in 1929 and utilized as a geriatric dormitory. It has a gross area of 15,405 square feet; is E-shaped, with the center portion used as a kitchen and dining room. The outside wings are open dormitory-style rooms, and the center area a day room. The floors are terrazzo throughout and the dining area has an arched plastered ceiling. The dormitory rooms, kitchen, and dining area have face brick interior; lighting is by suspended light fixtures. The building is heated with steam-fired unit heaters. There is a small basement for storage. Structurally good.

Building 23 - Dormitory: This is a one-story dormitory building built in 1915 which contains 10,562 square feet. The

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building is masonry and steel with wood floor and roof. The center portion of the building is an open area with office, and an addition containing a modern kitchen and dining room. Structurally sound.

Building 24- Dormitory: This is a one-story dormitory building erected in 1915 which contains 7,614 square feet. Construction is very similar to Building 23, but does not have a new kitchen addition. Structurally good.

Buildings 25, 26, 28 and 29 (Avenue B): These buildings are virtually identical. All are two-story, yellow brick and wood dormitory units which were built in 1900, and which contain 6,802 square feet, 6,732 square feet, 6,736 square feet, respectively. Buildings are of typical construction: face brick exterior, stone trim, and irregular hip-wood roofs.

The front and backs of the buildings are identical (as are most of the residential units) with large, full length wood and concrete porches. Except for the replacement of slate roof with composition shingles, the buildings are as they originally were. Exterior masonry and foundations excellent.

Building 31- Patient Service Center: This is an octogon-shaped building which was built in 1909 and totally remodeled about 1966. It contains 10,539 square feet. The building is of steel construction with irregular hip metal roof. Exterior walls are precast concrete panels with plate glass windows and aluminum frames. Floors throughout are generally terrazzo. Good to fair condition.

Building 32 - Education Building: This is a one-story, and 2-1/2 story irregular-shaped stone building which was built in 1899 and contains approximately 17,549 square feet. Originally it was the administration building. It has an all-stone exterior, with irregular tile and/or composition roof. Except for a fire damaged porch, it is unchanged in exterior appearance. Repairable.

Buildings 33, 34, 35 and 36 (Avenue A): These four dormitory buildings are nearly identical to Buildings 25 through 29 already described. All were built in 1899 and each contains 6,571 square feet. They retain their slate roofs, though they badly need repair. Structurally very good.

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Building 37 - Dining Hall: This is a one-story building with wood truss roof which was built in 1899 and contains 5,015 square feet. Floors are painted concrete with quarry tile floor in the kitchen area. Structurally good.

Building 38: Same as buildings 33 through 36.

Building 39 - Knowles-Bigler Cottage: This is a two-story masonry and wood personal residence building, which was built in 1910 and added to in 1937, and contains approximately 34,211 square feet. The building has face brick exterior walls and hip wood roof with asphalt shingle cover. The building has a very wood overhang. There are porches on the south elevation (3). It is an irregular-shaped building. Structurally very good.

Buildings 40 and 43 (Talcott and Levitan Hospitals): These are twin two-story, masonry, brick and wood constructed buildings formally used as hospital. The buildings were built in 1908; Talcott contains 15,723 square feet and Levitan contains 18,596 square feet. The wards have terrazzo floors and sinks. There are frame sun porches (two-story) at each end of the buildings. Structurally very good.

Building 44 - Zeller Hospital Building: This is a one-story, part two-story hospital which was built in 1937, but which had a new surgical wing added in approximately 1965. The building contains 49,530 square feet; is partially face brick, with a flat, built-up tar and gravel roof. Structurally excellent.

Building 45 - Activity Building: This is a one-story irregular-shaped building which was built in 1966 to replace the former activity building, Lohmann Hall, on the same spot. This is one of the newest buildings on the site. The building is generally a cruciform design with a high, one-story gymnasium-type of structure on its south elevation. The exterior is generally concrete block with base brick and glass; the roof is a concave arched laminated wood truss tectum system with a built-up cover. It includes a gymnasium and a number of multi-purpose rooms.

Architecturally, it is a handsome, contemporary design that relates well to the campus plan. Functionally, it served a highly, important purpose, and replace an original building on the same spot that served the same purpose. The name of the original building, Lohmann Hall, was transferred to the replacement building.

The roof of this building is badly deteriorated and leaking. Otherwise, the building is structurally excellent.

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Buildings 46, 48, 50, 51, 52, 53 and 54 (Avenue C):

These two-story dormitories, built about 1904, are virtually identical in appearance and size (approximately 14,500 square feet), and also resemble the groups of buildings on Avenues A and B. As those, the backs and fronts of the buildings are the same, and they have large, full-length porches on both sides. However, they have red brick rather than yellow as the A and B clusters. They also have drive-through basement loading areas under the roadside porch. The slate roofs were replaced with composition shingles. Structurally excellent.

Building 47 - Auditorium: This is a one-story, modern building which was built in 1969 and contains approximately 8,916 square feet. It is circular with an exterior of ornamental face brick. It seats up to 300. Exterior and interior in top-notch condition.

Buildings 56, 57, and 58 (Avenue D): These are three dormitory buildings built in 1939. Each has 16,913 square feet. The buildings are E-shaped and are of brick and wood construction. The center wing features a kitchen and dining area and general activity room; the two end wings are open-style dormitory rooms. The buildings have gable and hip wood roofs with asphalt shingles. Structurally good.

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Building 60 - Pollak Hospital and Infirmary Building:
This building features a central section with 2 dormitory wings on the north and south ends of the central portion. It is of masonry construction with irregular gable and hip roof, and composition shingle cover. Exterior walls are face brick; interior walls are structural glaze tile. Built in 1949, it has 20,019 square feet.

Building 61 - Mechanical Shop and Garage: This is a 28,000 square foot one-storey building which was built in 1969. The building is of concrete block and face brick on all elevations; the roof is a steel deck supported by long-span steel joists with built-up covering. It is of modern design, but its low profile and elevation make it rather unobtrusive. It is in excellent condition.

INTEGRITY OF COMPLEX

As the missing numbers indicate, there were several other buildings that were part of the complex that were removed during the course of the hospital's operation. Several were farm buildings, a large part of the original hospital operation that was eliminated in later years. There were also seven or eight single family dwellings (as shown in the 1966 aerial photo) along the west entrance road of the property that were the residences of the primary administrative personnel.

Except for the farm buildings and the single family residences, and two replacement buildings, all but one of the buildings of the original hospital complex that had any significance are still intact.

The one missing building is No. 27 (dotted outline on diagram map). It burned June 6, 1964. It was initially a dining hall and later an activity building.

The present community-recreation center (Bldg. 45) replaced a former general activity building, Lohmann Hall, that occupied the same location. The old name was applied to the new building.

The auditorium built in 1969 also replaced another building at that location.

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ARCHITECTURAL DESCRIPTION OF MAJOR SIGNIFICANT BUILDINGS

By Anderson, Notter, Finegold, Inc.,
Architects and Preservation Planners
Boston, Mass.

(An "Identification List" of the buildings by the original hospital number with a sketch diagram showing their location on the site is in the appendix.)

Building 21 - Bowen Residence - U-shaped building of 1899 is a focal point of the Hospital due to its large mass and prominent setting in the center of the Hospital grounds. The 3-story coursed ashlar facades are built of grey Bedford limestone. Regularly-spaced pairs of rectangular window openings create a rhythmic pattern on the facades. Smooth stone banding and courses are apparent in areas where the original 2-story wooden porches have been removed. The center pavilion of the east facade features a large gable with a bank of round-arched windows. Two small 1-story wood porches enframe the center pavilion. The building has a modillioned cornice and has a steeply pitched hipped roof. The original hipped dormers and pagoda-like hoods of eight ventilators have been removed, so that the roof line is now more subdued than it was intended to be.

Building 39 - Knowles-Bigler - This 1910 dormitory residence is a 2-story, U-shaped structure showing design influences of the Prairie Style. The yellow brick building is capped by a hipped roof with characteristically deep overhangs at the eaves. Four 1-story entrance porches along the south facade feature small overhang hipped roof, supported by columns of the Doric order. The end porches extend out to create large sitting porches in the three end bays. Large hipped dormers are regularly placed along both the front and rear planes of the roof.

Building 11 - This rectangular 3-story brick structure was built in 1899 and is of simple industrial design. The original ventilators, which had a curious Oriental pagoda-type form, have been removed. The structure is 15 bays wide and four bays deep, with regularly placed window openings with wide stone lintels and sills. The hipped roof has a 3-light

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dormer in each end and three similar hipped dormers in each of the major roof planes.

Building 20 - This 1-story brick structure of 1899 rests on a stone base and is capped by a broad hipped roof and had a two-tiered rectangular cupola at the southeast corner. The east elevation is 13 bays wide with a large round-arched window in the south bay and a center entrance with large round-arched transom. Other openings feature stone lintels and sills.

Building 37 - This original 1 1/2-story brick structure is rectangular in plan with stone quoins at the corners and features a prominent hipped roof. There is a three-window hipped dormer in each roof plane and the roof is capped by a hipped monitor across the ridge. The brick walls rest on a coursed ashlar foundation and are capped by a modillioned cornice. Window openings are grouped in pairs and a tall, round-arched opening with stone spandrels at the impost level. The interior features a large open space with wood trusses supporting the roof.

Buildings 40 and 43 - Talcott and Levitin Hospitals - The symmetrical facades of these two structures of 1907 face each other across a landscaped lawn. Each building is a 2-story rectangular structure with influences of the Mission Style in its design. Each is capped by a clay tile hipped roof with a six-light dormer in the center bay. The facade has an eight-bay pavilion flanked by six-bay wings to the east and west. The center entrance features three round-arched bays with keystones, and a doorway in the middle bay. The facade is enriched by stone sills, a second floor string course at sill level and decorative brick panels between the bays. The end of each wing is enclosed with multi-pane windows and transoms.

Building 44 - Zeller Hospital - This large 2-story brick structure with subdued Neo-Classical Revival detailing was built in 1937, with an incompatible 1-story addition completed in 1965. The long rectangular mass features a central pavilion and projecting pavilions at each end of the flanking wing. Neo-Classically derived details include the round-arched entrance and the large center window with pedimented hood, stone pilasters and large oculus. The wood window frames with keystones, multi-pane windows and stone cornice band add to the Classical effect of the design.

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Building 32 - The central rectangular mass of this 1899 structure combines Georgian Revival stylistic details with coursed ashlar masonry surfaces more typical of late 19th century Romanesque Revival design. The 2 1/2-story building is six bays wide with a 1-story portico running across the facade. The portico is supported by groups of Ionic columns and has a wooden balustrade. The building has a modillion cornice and a large gabled dormer with matching cornice in the center of each plane of the roof. Adjoining the central mass are three 1-story pavilions with five-sided ends which create an apse-like appearance. They are treated with similar details which include coursed ashlar masonry, modillion cornices and hipped roofs with gabled dormers.

Buildings 25, 26, 28, 29, 33, 34, 35, 36, and 38 - (Type A and B) - Nine matching 2-story brick residential cottages were constructed as part of the original Hospital. These residences were fine examples of Georgian Revival design, and their original exterior appearances remain intact. Each cottage features a center mass eight bays wide with a two-bay projecting center pavilion capped by a large pediment. A 1-story covered portico runs across the front and rear facades. The portico is supported by Ionic columns in some of the residences and by brick piers in the others. Flanking the center mass are two-bay wings set back slightly from the main facade with an Ionic-columned or brick pier-supported entry porch on the side elevation. All corners are treated with stone quoining, and the building is capped by a hipped roof above the richly-modelled cornice. An octagonal ventilator crowns the roof at its peak.

Buildings 46, 48, 49, 50, 51, 52, 53, and 54 - (Type C) - These identical residential cottages are designed in the Georgian Revival Style. A central six-bay mass is flanked by two-bay recessed wings. A 1-story portico supported on masonry piers stands across the center mass and returns to the wings. Both building and porch rest on a coursed ashlar foundation. The elevations have brick quoining at the corners. A wooden frieze enframes the structure. The hipped roof features a large segmental-pedimented, three-light dormer in the center bay. The rear elevation has a similar portico and dormer with a chimney threaded through it. The interiors of several of these buildings have nice architectural details in the former dayroom. These include the fireplaces, Ionic columns and plaster-encased beams.

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Building 45 - Activity Building - This contemporary structure of 1966 has an interesting plan comprised of intersecting components and is representative of campus planning of the 1960s. It has a fine inverted curved roof with a wood laminate structure, masonry walls and clerestory lighting. The large amount of natural light creates a strong relationship between the building and the surrounding environment.

Building 31 - Assembly Hall - This is an original building which has an unusual octagon form. The building was entirely remodeled in 1966 so that its integrity has been dramatically altered. The exterior is now faced with asbestos panels with large plate-glass windows.

Building 14 - The Old Power House - This is the original 1899 Power House for the Hospital. It is built of yellow brick and is 2-stories high. The facade faces north and is eight bays wide. It is dominated by a large Romanesque Revival arched entrance in the center bay. The building has a clay tile roof of hipped form, with a broad dormer in the center bay. The south elevation has been altered somewhat and the form of the rear roofline partially changed.

Buildings 22, 56, 57, and 58 - These 1-story buildings are easily recognized by their E-shaped plan. Of 1929 and 1939 construction, the designs reflect a late Georgian Revival influence. They are of minor significance although compatible with the original Hospital buildings. The main elevation has a gabled center pavilion which marks the entry, flanked by three-bay wings. In Building 22, the entrance is at grade whereas in the other structures it is raised on a concrete foundation and approached from a short flight of stairs. Next to these wings are matching pavilions with cornice returns that enframe a large Palladian-style window. These pavilions are in turn flanked by three-bay wings. The ridge roof of the front section has irregularly-spaced gabled dormers. The rear wings have regularly-spaced bays and gabled dormers also, which create a strong rhythmic pattern.

Building 23 - This 1-story red brick building was built in 1915. The center section is 1 1/2 stories with a sweeping ridge roof which extends over the facade to create a deep portico supported by six full-height Doric columns. The end wings are one story in height with pitched roof and regularly

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spaced large windows.

Building 24 - This 1915 red brick structure shows a transition between Georgian Revival and Prairie Style architecture. The center pavilion has a large bay window as do the two end pavilions which enframe the low 1-story wings. The pavilion windows are comprised of three tall lights with transoms above and stone string courses between them. Each element is capped by a hipped roof which together form an interesting massing pattern.

Building 41 - This 2-story yellow brick building is designed in the Prairie Style and features a dominate center pavilion with a large bay window. Flanking this pavilion are four-bay wings, projecting pavilions with three tall windows and finally shorter end wings. The building has a clay tile hipped roof with an overhang, and each of the three pavilions has a hipped roof ventilator at its peak.

8. Significance

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

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

See attached "Statement of Significance"

- Synopsis
- Dr. George A. Zeller and Peoria State Hospital
- Architectural Significances of Cottage Plan and Dr. Frederick H. Wines
- Extent of Historical District

8. Significance

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

Specific dates 1898-1902 (const) **Builder/Architect** Reeves & Baillie, architect,
 1902-1912 (Zeller's major work) administration building.
Statement of Significance (in one paragraph) W. Carby Zimmerman, state super-
 vising architect, other original
 construction.

Statement of Significance: By Tom Edwards, Peoria, Ill.

Introduction: This Statement of Significance for the Peoria State Hos-
 pital property is divided into three parts. They are:

- I. Synopsis of Significance
- II. Dr. George A. Zeller and Peoria State Hospital
- III. Architectural Significance

I. Synopsis of Significance

Peoria State Hospital, opened in 1902, was the site of the bold and
 innovative pioneering work of Dr. George A. Zeller in the care and treat-
 ment of the mentally ill in the first quarter of the century.

It is also an archetypal example of "cottage" construction (a
 complex of many buildings separate from each other as opposed to one
 large structure) of mental health hospitals. The first version of
 "cottage" construction in America was erected in Illinois in 1879 at

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Kankakee,^{1,2} and was initiated and planned by Dr. Frederick Howard Wines, then secretary-director of the Illinois Board of Charities, who also was responsible for the planning and construction of Peoria State Hospital.

Wines overcame considerable medical and political opposition to obtain permission to erect the Kankakee State Hospital under his cottage plan (which was once also referred to as "segregate" construction).³

The Kankakee hospital was laid out in a "block" type arrangement of buildings, and as a compromise to the standard design of that period, contained one large central building.

At Peoria State Hospital, however, Wines had a curvilinear "campus" type arrangement of buildings, of which the largest was the nurses' residence. The complex was intended to be like a "small town." The original complex of 42 buildings was completed between 1899 and 1909 (others

¹ J.K. Hall, 100 Years of American Psychiatry, New York, Columbia University Press and American Psychiatric Assn., 1944, p. 81. However, Hall includes the "colony system" in the "cottage system." In the reference below (Hurd, Vol. I, p. 159; Vol. II, p. 222-226) they are described as distinct, with the colony system being essentially a scattered site aggregation of farms. The cottage system predated the colony system.

² H.M. Hurd, Institutional Care of the Insane in the United States and Canada, Baltimore, Johns Hopkins Press, 1916. Vol. II, p. 222-226, 248, 251. On p. 248 Kankakee State Hospital is cited as having been "the first of its kind in the world." The word "cottage," however, was derived from European approaches along this line, from which Wines developed his concepts.

³ Ibid., Vol. II, p. 222-251.

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were added in succeeding years), and it became the model for mental health institutions in Illinois.⁴

Peoria State Hospital is the last such complex in the state with nearly all of its original buildings -- and virtually all of its original integrity -- still intact. Other complexes have only a small percentage of their original buildings remaining.

It is also representative of the evolution of institutional architecture between 1899 and 1935.

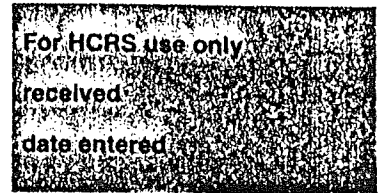
The major achievements of Dr. Zeller, first superintendent of the hospital, were what has been termed "fearless" implementation of theories of "non-imprisonment, non-restraint, and non-resistance" in the treatment of the mentally ill in an age when shackling, chaining, imprisoning, and doping the mentally deranged were routine.⁵

Dr. Zeller was the first in Illinois, and among the first in the nation, to: 1) remove all the bars and gratings from the doors and windows of a mental institution; 2) do away with all mechanical restraining devices; 3) not only eliminate imprisonment, but keep all doors unlocked and "ajar day and night"; 4) abolish the administration of narcotic

⁴ Ibid., Vol. II, p. 248, 267; Vol. I, p. 159.

⁵ Drs. Maxim Pollak and Walter H. Baer, "The Friend of the Bereft, George Anthony Zeller, M.D., 1858-1938," Journal of the History of Medicine and Allied Sciences, 1953, Vol. 8, No. 1, p. 62-63.

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drugs (then used as a soporific); 5) place female nurses in charge of male wards; and 6) establish an on-site nurses' training school.^{6,7}

He was also the first in the state to segregate tubercular patients, colonize epileptics, establish a co-educational insulin unit, and to appoint a trained dietitian to the staff.

Peoria State Hospital was also the first mental institution to have a children's unit.⁸

Zeller was also a leader in providing social amenities to patients' lives, and in general, providing a "home" type environment that would be socially and aesthetically pleasant for patients.⁹

And he was evidently the first (1905) in the nation to establish an eight-hour work day in a mental institution.^{10,11}

Zeller perhaps synopsised his achievements best himself in his 1908 biennial report to the state legislature, in which he said:

"We do take pleasure in presenting the observations of a complete two-year period, during which 2,000 of the most violent,

⁶ Ibid., p. 62-69.

⁷ "Peoria State Hospital," Illinois Blue Book, 1927-1928, Springfield, Ill., Journal Printing Co., 1927, p. 391-394.

⁸ "Peoria State Hospital, Information-Facts," 50th Anniversary Information Flier, unpublished, Peoria Historical Society collection.

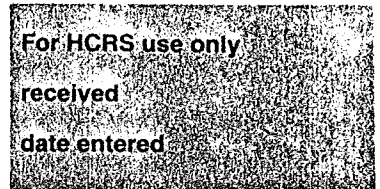
⁹ "Befriending the Bereft, Autobiography of Dr. George A. Zeller," collection of Zeller's writings from Asylum Light, Peoria State Hospital in-house magazine, 1938, p. 43.

¹⁰ Ibid., p. 44.

¹¹ 100 Years of American Psychiatry, op. cit., p. 132.

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destructive and dangerous insane in the world have been cared for without once having to resort to mechanical restraint, without using a single grain of narcotic on any ward, except in the hospital for the sick, without a screen or bar on any door or window, and without turning a key upon a single patient, night or day, and with women caring for more than 800 insane men."¹²

According to his successor, Dr. Walter H. Baer, "Under Dr. Zeller, the first 'open' mental hospital in the nation was established, and the first complete cottage plan . . . At one time it was the outstanding mental hospital in the country."¹³

As a direct result of his implementation of these practices successfully on a full, hospital-wide basis for the first time in Illinois, it became the model for "all of the state hospitals of Illinois,"¹⁴ "and by executive order . . . all of Dr. Zeller's ideas became the policy of this state . . ."¹⁵

The hospital, during Zeller's administration, became internationally known: "Since its opening, (it) has been visited by thousands of men and

¹² "Biennial Report of the Commissioners, Superintendent and Treasurer of the Illinois Asylum for the Incurable Insane at Peoria," June 30, 1908, Peoria Historical Society collection.

¹³ From speech of Dr. Walter H. Baer, reported by Peoria Journal Star, April 17, 1959, Clara P. Bourland file of Journal Star Library.

¹⁴ "Peoria State Hospital," Illinois Blue Book, 1927-1928, op. cit.

¹⁵ "George Anthony Zeller, M.D.," Welfare Bulletin, Ill. Dept. of Public Welfare, May, 1935, p. 1, 8.

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women interested in the care of the insane . . . representing all states and many of the countries of the old world."¹⁶

Although Zeller's work is now relatively little known outside Illinois, his immediate peers had this to say about his paper on "Mechanical and Medicinal Restraint":

"Not since the famous letters of the immortal Semmelweis, directed about half a century before to the leading obstetricians of his day accusing them of murder because they refused to accept the contagion theory of puerperal fever and permitted thousands of women needlessly to die following delivery in their hands -- not since Semmelweis, we repeat -- did a medical man brand and inflict with such fire the prevailing practices of his day. No wonder the paper was received in silence and was not deemed worthy even of a rebuttal. A newcomer to the field was lecturing to old seasoned experts with many years of psychiatric practice behind them. The silence notwithstanding, this paper is a classic in medical literature and deserves close study by every student of medicine in general and psychiatry in particular."¹⁷

The inscription on a memorial plaque erected on the hospital grounds upon Zeller's death encapsulates his life. It reads:

"Here stood a man embodying all that is good in the state -- its humanitarian instincts, purposes and desires -- its demand that mercy shall be meted out to those who have felt the whip and suffered the confinements of the narrow cell . . . If you would see this monument, look about you with spiritual eyes and recognize his work in all states and lands, among men who suffer the greatest of human plagues."

These were the words of A.L. Bowen, Director of the Illinois Department of Public Welfare, delivered at Zeller's funeral. "It was here (Peoria State Hospital) that he challenged the world," Bowen said.¹⁸

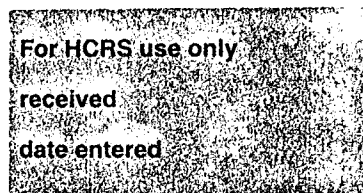
¹⁶ "Peoria State Hospital," op. cit.

¹⁷ Maxim Pollak and Walter H. Baer, op. cit., p. 63.

¹⁸ "Befriending the Bereft," op. cit., Appendix, p. 70.

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II. Dr. George A. Zeller and Peoria State Hospital

On a boulder in front of one of the main buildings in the now empty Peoria State Hospital complex in Bartonville is an iron plaque on which is engraved:

"Here stood a man embodying all that is good in the state -- its humanitarian instincts, purposes and desires -- its demand that mercy shall be meted out to those who have felt the whip and suffered the confinement of the narrow cell.

"If you would see his monument, look about you with spiritual eyes and recognize his work in all states and all lands, among men who suffer the greatest of human plagues."

The plague is mental illness, and the tablet is a memorial to Dr. George A. Zeller, first superintendent of Peoria State Hospital, who shook the world of mental health, and the people of Illinois, at the turn of the century, with his startling reformations in the treatment of the mentally ill. The words are from a tribute delivered by A. L. Bowen, director of the Illinois Department of Public Welfare, at Dr. Zeller's funeral in 1938.¹

At the turn of the century the "insane," as they were labeled, were routinely kept under prison-like conditions in state "asylums." Shackling them in leather fetters, straight jackets, even irons, was common, as was locking them in cell-like rooms and doping them with nar-

¹ Dr. George A. Zeller, "Befriending the Bereft, Autobiography of Dr. George A. Zeller," unpublished; a collection of his writings of his life for the Asylum Light, house publication of the former Peoria State Hospital, about 1938, on file at Zeller Zone Center, Peoria, Illinois. Historical material regarding his retirement and funeral were added.

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cotics.^{2,3} It was an age of callous, often brutal treatment.

Several pioneers in the field of psychiatry lashed out at these practices during the 1800s, but had had quite limited success in changing the standard practices.^{4,5}

Dr. Zeller entered the scene when he became superintendent of Peoria State Hospital upon its opening in 1902. He was a physician in general practice rather than a psychiatrist by training.

Shortly after taking the reins of the hospital (then called the Illinois Asylum for the Incurable Insane), Dr. Zeller became the first in the state, and among the first in the nation, to:^{6,7}

² J.K. Hall, 100 Years of American Psychiatry, New York, Columbia University Press and American Psychiatric Assn., 1944, p. 95-117.

³ John A. Talbott, Death of the Asylum, Grune and Statton, N.Y., 1978, p. 17-18. Talbott said that the "huge size" of mental institutions being built in the last half of the 19th century for better care led to "the reverse. . . Their huge size (resulted in) the impersonal and inhumane atmosphere . . . regimentation, control, and the maintenance of the status quo."

⁴ Hall, op. cit.

⁵ Maxim Pollak and Walter H. Baer, "The Friend of the Bereft, George Anthony Zeller, M.D., 1858-1938," Journal of the History of Medicine and Allied Sciences, Vol. 8, No. 1, p. 56-59, 1953. Baer, a psychiatrist, succeeded Zeller as superintendent in 1935. Pollak was a medical doctor who specialized in tuberculosis at the hospital and in the Peoria area.

⁶ Ibid., p. 62-69.

⁷ "Peoria State Hospital," Illinois Blue Book, 1927-28, Springfield, Ill., Journal Printing Co., 1927, p. 391-394.

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-- Remove all the bars and gratings from the doors and windows of the buildings of the hospital complex. (Even the windows of the administration building had been fitted with bars, he wryly noted in his memoirs. He used the iron gratings for a fence for a deer park on the grounds.)

-- Do away completely with mechanical restraining devices. (Not the first to try it, but the first to practice it 100 per cent.)

-- Keep the previously locked doors of the isolation, or seclusion, rooms (over 100 of them) "ajar day and night," ending such solitary confinement, and also kept the doors of all the patient residences and other buildings unlocked 24 hours a day, another state first.

-- Abolish the administration of narcotic drugs, then routinely used as a soporific on patients considered in need of quieting, which he considered a form of restraint as abhorrent as mechanical fettering.

-- Place female nurses in charge of male wards.

-- Establish an on-site nurses' training school.

-- Put the staff on an eight-hour day, the first institution (1905) in the nation to do so.⁸

He did all this within three years after his arrival despite expanding the patient population from 690 when he arrived to over 1,400

⁸ Hall, *op. cit.*, p. 132. Hall notes that the first "three-shift work day was adopted at Kalamazoo, Mich., in 1907, in Illinois in 1916." But the "Sixth Biennial Report of the Illinois Asylum for the Incurable Insane at Peoria" (Peoria State's original name) states that the 8-hour work day was fully in effect there in 1905.

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entirely by taking from the county poorhouses of the state those who were considered "incurables."⁹ And many patients had freedom of the grounds.

Perhaps no such institution has ever gone through such a complete transformation in so short a time. Though these practices had been tried in other places in the country, it is quite likely that Zeller was the first to institute all of these reform practices so completely, particularly at a large, public mental institution.

"The time to do it is now, and the place is Illinois," he wrote.¹⁰

Yet at the end of that three-year period, despite more than doubling the patient population by the conversion of buildings used for other purposes to dormitories and the construction of more residential units, "the patients of the hospital lived a community life closely resembling the normal."¹¹

"Under Dr. Zeller, the first 'open' mental hospital in the nation was established, and the first complete cottage plan (separate residential units)," Baer said. "At one time it was the outstanding mental hospital of the country."¹²

⁹ Pollak, op. cit., p. 63.

¹⁰ Zeller, op. cit., p. 51.

¹¹ Pollak, op. cit., p. 63.

¹² From a speech by Dr. Walter H. Baer, reported by the Peoria Journal Star, in the file of the Journal Star library (Clara Bourland file, April 17, 1959).

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"We decided to make ours a state home with particular emphasis on the word home," Zeller said in his autobiography.¹³ "In the process of rehabilitation, we ignored every bit of service offered by those experienced in the care of the insane" to avoid "precedent, the stagnation of clinging to tradition."

To better understand those he served, Zeller spent three days early in his tenure living, eating, and bathing with the patients to "share their lot."¹⁴

He constantly fought "everything that formed the 'institutional' atmosphere," had to fight every step of the way to institute his practices, and was continually defending them against criticism, investigations, and negative, sensationalistic rumors and stories in the press, wrote Pollak.¹⁵

Zeller made Peoria State Hospital one of the world's leading institutions for humane, trusting care of the mentally ill and progressive treatment, and emphasized an attractive, wholesome living environment as vital to patient welfare as well as professional, scientific treatment.

"Walk through the grounds of the hospital today (about 1948) and

¹³ Zeller, op. cit., p. 43.

¹⁴ Ibid., p. 71.

¹⁵ Pollak, op. cit., p. 63 and 66.

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you will hardly sense you are in an institution," Pollak and Baer wrote.¹⁶

The extent of Zeller's accomplishments are encapsulated in his own 1908 biennial report to the state legislature:

"We claim no credit for their discovery (the principles he had instituted at the hospital).

"But we do take pleasure in presenting the observations of a complete two-year period, during which 2,000 of the most violent, destructive, and dangerous insane in the world have been cared for without once having to resort to mechanical restraint, without using a single grain of narcotic on any ward, except in the hospital for the sick, without a screen or bar on any door or window, and without turning a key upon a single patient, night or day, and with women caring for more than 800 insane men." 17

In a silver anniversary history of the hospital in the Illinois Blue Book of 1927-28, Zeller's work is memorialized thusly:

"We have vindication of his system in its adoption by all of the state hospitals of Illinois.

"Since its opening, this Peoria State Hospital has been visited by thousands of men and women interested in the care of the insane, and by many distinguished men and women in other professions and vocations, representing all states and many countries of the world." 18

Of his paper, "Mechanical and Medicinal Restraint," delivered at a statewide mental health conference Oct. 19, 1906, Baer and Pollak said:

¹⁶ Pollak, op. cit., p. 63.

¹⁷ "1908 Biennial Report of the Illinois Asylum for the Incurable Insane at Peoria," Peoria Historical Society's Peoria State Hospital collection.

¹⁸ "Peoria State Hospital," op. cit.

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"It is a classic in medical literature and deserves close study by every student of medicine in general and psychiatry in particular.

"Not since the famous open letters of the immortal Semmelweis, directed about half a century before to the leading obstetricians of his day accusing them of murder because they refused to accept the contagion theory of puerperal fever and permitted thousands of women needlessly to die following delivery in their hands -- not since Semmelweis we repeat -- did a medical man brand and inflict with such fire the prevailing practices of his day. No wonder the paper was received in silence and was not deemed worthy even of rebuttal." ¹⁹

Zeller's "greatest triumph,"²⁰ they said, was in 1913 when the State Board of Administration, then in charge of the state hospitals, issued an order "abolishing mechanical restraint, seclusion, or corporal punishment in all of the institutions of the state." Dr. Zeller was a member of the board at that time.

"He was known as the Pinel of the United States," remembers Mrs. Louise Meyer of Peoria, who was a nursing supervisor under Zeller, and later the chief nurse at the hospital. Filipe Pinel was a Frenchman who had championed the elimination of the use of restraint in that country.

Mrs. Meyer remembers Zeller as a "tall, distinctive man, military in carriage, gruff in speech, but a very kind person" who was constantly making personal rounds to check on patient care. "He wasn't the type to stay in his office," she said.

¹⁹ Pollak, op. cit., p. 65.

²⁰ Ibid., p. 67.

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Zeller's work had "quite an impact" on the treatment of the mentally ill in Illinois and elsewhere in this country, said Dr. James Ward, former director of the Zeller Zone Center and now in private psychiatric practice in Peoria.

Zeller made the cornerstones of his career, "eight hours labor, non-imprisonment, non-resistance, non-restraint," which he had inscribed on the four sides of a sundial erected in front of the administration building in 1905.

Zeller believed that male inmates responded better to the care of women -- and he ridiculed the notion that the hospital's patients were dangerous, often sending nurses to bring back patients who had wandered away to emphasize this to the public.²¹

Work periods of longer than eight hours left employees too exhausted to give decent service, he felt.²²

Of seclusion, he said:

"It is the cause of more melancholia and depression and suicide than any feature of institutional life. Mechanical restraint will infuriate and finally kill by the interference with the normal functions of the body, and death from such a cause is an outrage. But seclusion brings on a condition of the mind from which death is a welcome relief."²³

Of restraint, he said, "If a patient is sick enough to be restrained,

²¹ Pollak, op. cit., p. 65.

²² Ibid., p. 64.

²³ Zeller, op. cit., p. 50.

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he is sick enough to be given adequate nursing care."²⁴ ("He used to say, 'A smile turns away wrath'," Dr. Ward said.)

"As grave as either of these abuses," Zeller wrote, is the administration of narcotic drugs.²⁵

Still, his accomplishments went far beyond all this:

-- He was a pioneer in providing patients with the social amenities of normal life, such as music, dancing, socials, and observances of the festive holidays.

-- He provided beauty care for the women and barbers for the men, and other encouragements of social appearance and hygiene as part of the hospital's therapy.

-- He inaugurated regular dental service, and was the first mental health director in the state to appoint a trained dietitian to his staff.²⁶

-- He was the first in the state to segregate tubercular patients from others, colonize epileptics, and establish a co-educational insulin unit. And his was the first hospital in the state to have a children's unit.²⁷

²⁴ Pollak, op. cit., p. 66.

²⁵ Zeller, op. cit., p. 51.

²⁶ Pollak, op. cit., p. 62-69.

²⁷ "Peoria State Hospital, Information - Facts," 50th anniversary informational flier, unpublished, Peoria Historical Society collection.

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-- He was a leader in instituting the use of phototherapy (using variously colored environments to influence patient mood), and took pride in on-site work opportunities for patients, noting that some of the crafts were shown at county fairs.

He not only ignored all the standard practices, but "it became known that those with asylum experience need not apply" for work at Peoria State Hospital,²⁸ wrote Baer and Pollak.

Zeller himself said he was thankful that he had not been trained as a psychiatrist rather than a physician, for then his mind, too, would have been fettered with outmoded practices.

As it was, though, he assiduously studied the revolutionaries and non-conformists in the mental health field, and traveled to Europe to study innovations there as well as in this country.

Many of his concepts were probably honed, too, while serving as a medical officer in the Philippines during the Spanish-American War, where he became deeply involved in fighting a cholera epidemic in Manila.²⁹

Zeller's contributions evidently received little documentation nationally in the mental health profession of which he was so critical, and he probably remains known even in Illinois today mainly because the new regional health center in Peoria was named for him (Zeller Zone Center).

²⁸ Pollak, op. cit., p. 63.

²⁹ Zeller, op. cit., p. 29.

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But his contributions did not end within the fields of medicine and mental health. He bought and donated Jubilee College to the state as a park, and was active in politics, once serving simultaneously as chairman of the City and County Republican Central Committees.

Zeller wrote several short stories, too, based on real experiences at the hospital; they were reportedly read and admired by Rudyard Kipling.³⁰

The construction of Peoria State Hospital was authorized by the Illinois legislature in 1895 after long and hard lobbying for it by the Peoria Woman's Club, led by Mrs. Clara Parsons Bourland, an effort which Zeller repeatedly praised throughout his career.

The land was donated by the community of Bartonville through a public subscription, and Joseph P. Barton of that village's founding family was one of the prime donors.

As the result of his political activities as well as training, Zeller was appointed superintendent of the hospital in 1898 as construction was beginning, which was an unpaid position pending its opening.

He volunteered for service in the Spanish-American War late in 1899, expecting to be gone a year. But he stayed in the service two extra years (to a total of three) to continue to help fight the cholera epidemic in Manila, and did not return to this country until the fall of 1902. He resumed the hospital superintendency on Nov. 1 of that year.

³⁰ Pollak, op. cit., p. 69.

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(The position had been held open for him.)

The hospital had been opened Feb. 10, 1902, in his absence, and the first act of the temporary superintendent was to install bars on the doors and windows of the original 15 buildings, which set the stage for Zeller's dramatic act of removing them.

Only 15 of the buildings of the hospital complex had been erected when Zeller took over the helm again after his return from the Spanish-American War. Eight more residential units were built in 1904, and by 1912 there were 42.³¹

Purpose of the hospital was, by the express act of the legislature, to provide a place for the over 2,000 persons judged "incurably insane" who were languishing in the county poorhouses of the state. When he arrived, none of the 690 inmates were from the poorhouses.³² Zeller immediately began filling the hospital with such patients, and within three years had doubled its patient population entirely with the unwanted "incurably insane" from the poorhouses.

But a few years later, besides emptying the county poorhouses of their incurable insane, Zeller also demonstrated that they were not necessarily incurable. "When large numbers of cured patients began to be

³¹ H.M. Hurd, Institutional Care of the Insane in the United States and Canada, Baltimore, Johns Hopkins Press, 1916, Vol. II, p. 267.

³² Zeller, op. cit., p. 40

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discharged from the hospital, the scoffers were quieted," it was noted in his obituary in the Journal Star.

Zeller was born in November of 1858 in Spring Bay, 15 miles north of Peoria, the son of Dr. John H. Zeller, who came to this country from Germany in 1850. He graduated from the St. Louis Medical School in 1879 and returned to practice in Spring Bay with his father until 1889 when he married Mrs. Sophie Kline of Henry; after a honeymoon and further study in Europe, he began practicing in Peoria.

His office in Peoria was across the street from the courthouse, and he was, therefore, often called upon to sit in on sanity hearings, as a physician was then required by law to be present at such hearings. This he credited to bringing him in contact with mental health problems.

During that time he helped Judge Samuel Weed draft a new law requiring more detailed background information for insanity commitment cases.

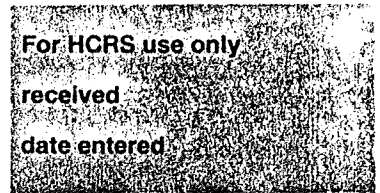
And that law triggered others which eliminated the embarrassing procedure of going to an "asylum" for treatment, and resulted in "more voluntary commitments in Illinois than any other state in the union."³³

The original name, Illinois Asylum for the Incurable Insane, was changed by Zeller to Illinois General Hospital for the Insane in 1907. It became Peoria State Hospital in 1909 by an act of the legislature that changed all the names of the state hospitals to the cities in which they

³³ Zeller, op. cit., p. 12.

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were located.

The election of a Democratic governor led to staunch Republican Zeller being replaced at Peoria State in 1913.

However, the new governor made him State Alienist, then a general overseer of programs for the mentally ill in the state.

He served in that position until July 15, 1917, when he was named superintendent of the newly completed Alton State Hospital.

In 1921 he was again offered his former position at Peoria State, which he happily accepted. Zeller was angry with the "neglect and deterioration" of his programs there during his absence. He immediately set about reinstating them in full. And he expanded the patient population from 2,100 to 2,700 "without the addition of a single new building."³⁴

He remained superintendent until March 18, 1935, when he retired. However, he was offered the opportunity to live on the grounds as superintendent emeritus -- an offer which he emotionally accepted -- and he resided there until his death on June 29, 1938.

"He had the ruggedness of the mountains on the exterior, but within him beat the heart of a child, the sympathy of a true humanitarian whom God had placed in a position to challenge superstition, ignorance, and mysticism," said Bowen, his friend and director of the Illinois Department of Public Welfare, at his funeral, which was held on the hospital

³⁴ Ibid., p. 67.

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grounds.

"It was here that he challenged the world."³⁵

And in the course of his life, "all" of the ideas for the operation of mental and related institutions that he had championed had become "the policy of this state."³⁶

³⁵ Ibid., p. 70.

³⁶ A.L. Bowen, "George Anthony Zeller, M.D.," Welfare Bulletin, Illinois State Department of Public Welfare, May, 1935; Vol. 26, No. 5, p. 1 & 8.

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III. ARCHITECTURAL SIGNIFICANCES OF COTTAGE PLAN AND
DR. FREDERICK H. WINES

The complex of 47 buildings of Peoria State Hospital is richly historically significant for much more than the precedent shattering work of Dr. George A. Zeller in the field of mental health.

It is also:

- 1 -- An archetype of the "cottage" plan of cottage construction of "insane asylums," as mental health institutions were called at the turn of the century. (The original name of Peoria State Hospital was the Illinois Asylum for the Incurable Insane at Peoria.) "Cottage" type hospitals were a complex of many buildings separate from each other and housing 60 to 150 persons, rather than one or two large structures housing 1,000 to 2,000 or more persons, which was the standard approach to mental hospital construction from about 1850 to 1900.
- 2 -- The result of the planning and direction of Dr. Frederick Howard Wines, longtime secretary-director of the former Illinois Board of Charities, who initiated and was responsible for the planning of the first cottage plan mental hospital in this

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country at Kankakee, Illinois, and who pioneered cottage hospital construction in this country.^{1,2}

The Kankakee State Hospital was credited with being the "first of its kind in the world"³ in relation to cottage construction (or "segregate" construction, as it was sometimes referred to then).⁴

3 -- The last such hospital in the state of its era with nearly all of its original buildings -- and virtually all of its original integrity -- still intact.⁵

¹H.M. Hurd., Institutional Care of the Insane in the United States and Canada, Baltimore, Johns Hopkins Press, 1916, Vol. II, p. 222-6, 248, 251.

²J.K. Hall, 100 Years of American Psychiatry, New York, Columbia University Press and American Psychiatric Association, 1944, p. 81. However, Hall includes the "colony system" in the "cottage system." In the reference below (Hurd, Vol. II, p. 222-226) they are described as distinct, with the colony system being essentially a scattered site aggregation of farms. The cottage system predated the colony system.

³Hurd, op. cit. On page 248 Kankakee State Hospital is cited as having been "the first of its kind in the world." The word "cottage," however, was derived from European approaches along this line, from which Wines developed his concepts.

⁴Ibid, p. 222-226.

⁵Phone conversations with various institutional administrators and Richard Battles of the Illinois Department of Mental Health

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Other historically significant points from a state and local view are:

- Its construction was authorized by the Illinois legislature in 1895 specifically for emptying the county "poorhouses" in the state of their "incurable insane,"⁶ of which there were then more than 2,000 people so classified in the poorhouses.
- The hospital was authorized as a result of many years of lobbying by Mrs. Clara Parsons Bourland of Peoria and the Peoria Woman's Club, which she formed.⁷
- The site was paid for and donated to the state by the people of Bartonville through a special public subscription. The land was owned by Joseph P. Barton of the founding family of Bartonville; he was a major donor as well as head of the citizens' committee to bring the hospital to Bartonville.⁸

⁶Maxim Pollak and Walter H. Baer, "The Friend of the Bereft," George Anthony Zeller, M.D., 1858-1938," *Journal of the History of Medicine and Allied Sciences*, 1953, Vol. 8, No. 1, p. 63. Dr. Pollak was a medical director of a tuberculosis sanitarium in Peoria and at the hospital. Dr. Baer succeeded Zeller superintendent in 1935.

⁷Hurd, *op. cit.*, p. 263-4, and newspaper clippings in the Peoria State Hospital file of the Peoria Historical Society.

⁸Ibid

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Arch Example of Cottage Construction

Peoria State Hospital epitomizes the best of the cottage type construction of mental institutions. Dr. George A. Zeller, first superintendent of the hospital, noted that Dr. Wines, was recalled by Governor Tanner to head the State Board of Charities and given a "free hand in planning an up-to-date cottage plan institution."⁹

It represents the full flowering of Wines' lifetime of studying, expounding and developing the cottage hospital idea.

Wines, in planning the first cottage hospital in the country at Kankakee, Illinois, compromised with the established standard of mental hospital construction approved by the mental health profession, which was that of massive, fortress-like buildings,¹⁰ called the Kirkbride plan after Dr. Thomas Kirkbridge, its founder.

The Kankakee Hospital had a large central building with attached wings, from which followed two rows of cottage units. The largest and most central unit at Peoria State was the nurses' residence (which later became the Administration Building.)

⁹Hurd, op. cit., p. 265

¹⁰Hall, op. cit., p. 82

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The Kankakee cottage plan was also laid out in a "block" pattern; Peoria State Hospital had a curvilinear campus-type arrangement of buildings.¹¹

Wines, who served as secretary-director of the former Illinois Board of Charities and later in like positions from 1869 to his death in 1912, except for a few years, overcame considerable medical and political opposition to obtain permission to erect the Kankakee State Hospital under the cottage plan.¹²

But though that lead was followed by other states soon afterward, Illinois planned its next four hospitals under the still standard Kirkbride plan of one large building. Even Peoria State Hospital was originally planned to be a single large building, and such a building was in fact erected and nearly completed in 1898 on the present hospital site.

But Governor Tanner, who had replaced Governor Altgeld in office in 1896, was eager to change to the cottage construction of mental institutions. So when some wide cracks were found in the walls of the new Peoria State Hospital, "it was conveniently found that it was built over an abandoned coal mine," and the cracks were blamed on the mine

¹¹Pollak, op. cit., p. 63

¹²Hurd, op. cit., p. 222-6

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caving in.^{13,14}

So that initial "magnificent example of medieval architecture (that) was wholly unsuited to the purpose it was to serve" was torn down, Dr. Wines was recalled to his former state role by Governor Tanner, and the present cottage plan was substituted for the original Kirkbride plan.

And Peoria State Hospital became the model for mental institutions in the State of Illinois, both in regard to construction as well as operation.¹⁵

(The influence of Dr. Wines in the state capital at Springfield also was evidently instrumental in enabling Dr. Zeller and others like him to carry out their work -- and, indeed, perhaps even retain their positions.¹⁶ Dr. Wines had been deeply influenced by the "epoch making" ideas of Dr. Andrew McFarland, superintendent of Jacksonville State Hospital from 1851 to 1867.¹⁷ McFarland was the first

¹³Hurd, op. cit., p. 265

¹⁴The Peoria Transcript, Centennial edition, 1925, "World Gaped When Shackles Were Removed," Zeller collection, Peoria Public Library.

¹⁵"Peoria State Hospital," Illinois Blue Book, 1927-28, Springfield Illinois, Journal Printing Co., 1927, p. 391-394.

¹⁶Hurd, op. cit., p. 263-4

¹⁷Pollak, op. cit., p. 56-57.

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in the state to plead for substantial reduction (not elimination) of the use of restraint, and first suggested what Wines brought to fruition as cottage hospitals.)

Other Architectural Significance

Besides being the epitome of a cottage plan hospital, Peoria State Hospital represents a turning point in institutional architecture away from erecting huge monoliths.

The bulk of the hospital's buildings were erected in the first 10 years of the century. But erection of more buildings continued into the 1940s.

Thus the hospital is a representation of the evolution of institutional architecture from the 1880s to the period of World War II. It particularly represents the first clear break from the Kirkbride plan of massive maximum security castle-like architecture that dominated mental hospital construction in the United States for over half a century.

As the massive type of construction was named for its designer, Dr. Thomas Kirkbride, the cottage plan of construction in the United States could as well have been named the "Wines plan."

Changes in the cottage plan are also represented at Peoria State. Basically, they are the evolution of the

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two-story dormitory units to one-story units as represented by Buildings 22, 23, 24, and 56, 57, and 58 on the diagram map in the appendix. The first one-story units were erected in 1915, two of them, and they became prototypes in the state for the one-story construction that has since followed. (Dr. Zeller was credited for their inception although he was not superintendent then.)¹⁸

The buildings also reflect classic institutional design. Cottages 25, 26, 28, and 29, and 33, 34, 35, 36, and 38 show Georgian Revival style architecture in their stone quoins, pronounced lintels, and inset gables. The Avenue "C" dormitories (Nos. 46 and 48 through 54) have the proportions of Georgian Revival with a French Renaissance gable on the third floor level.

The Prairie style architecture influence shows in Building No. 39 (the Knowles-Bigler Employee Residence built in 1911) with its wide overhangs and generous porches.

The building-wide porches on the bulk of the residences emphasized their residential character.

¹⁸A. L. Bowen, "George Anthony Zeller, M.D.," Welfare Bulletin, Illinois State Department of Public Welfare, May, 1935; Vol. 26, No. 5, p. 1 and 8.

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Extent of Historic District

The boundaries of the Peoria State Hospital Historic District have been drawn to include all of the buildings in the complex (see diagram and list of buildings in appendix).

Though there are several buildings added to the complex between 1930 and 1969, they were vital parts of the workings of the hospital. Also, two of the last three buildings constructed were replacements for buildings which had existed on the same spot. (See Section 7 -Description.)

The only exception in the historic designation of the individual buildings is Building No. 15, one of the smallest. It was an office and sewing shop. Reason for excepting it is that the Village of Bartonville is planning to extend the property entrance road (Pfeiffer Road) from the west side of the site through the northwest corner of the site to connect to U.S. Rt. 24 on the east side of the site and the building must be removed to accomplish this.

Plans for the historic district are to restore the buildings to residential and commercial uses closely allied to the original residential and work uses of the hospital buildings.

The condition, architecture, and other physical features are discussed in detail in Section 7 - Description.

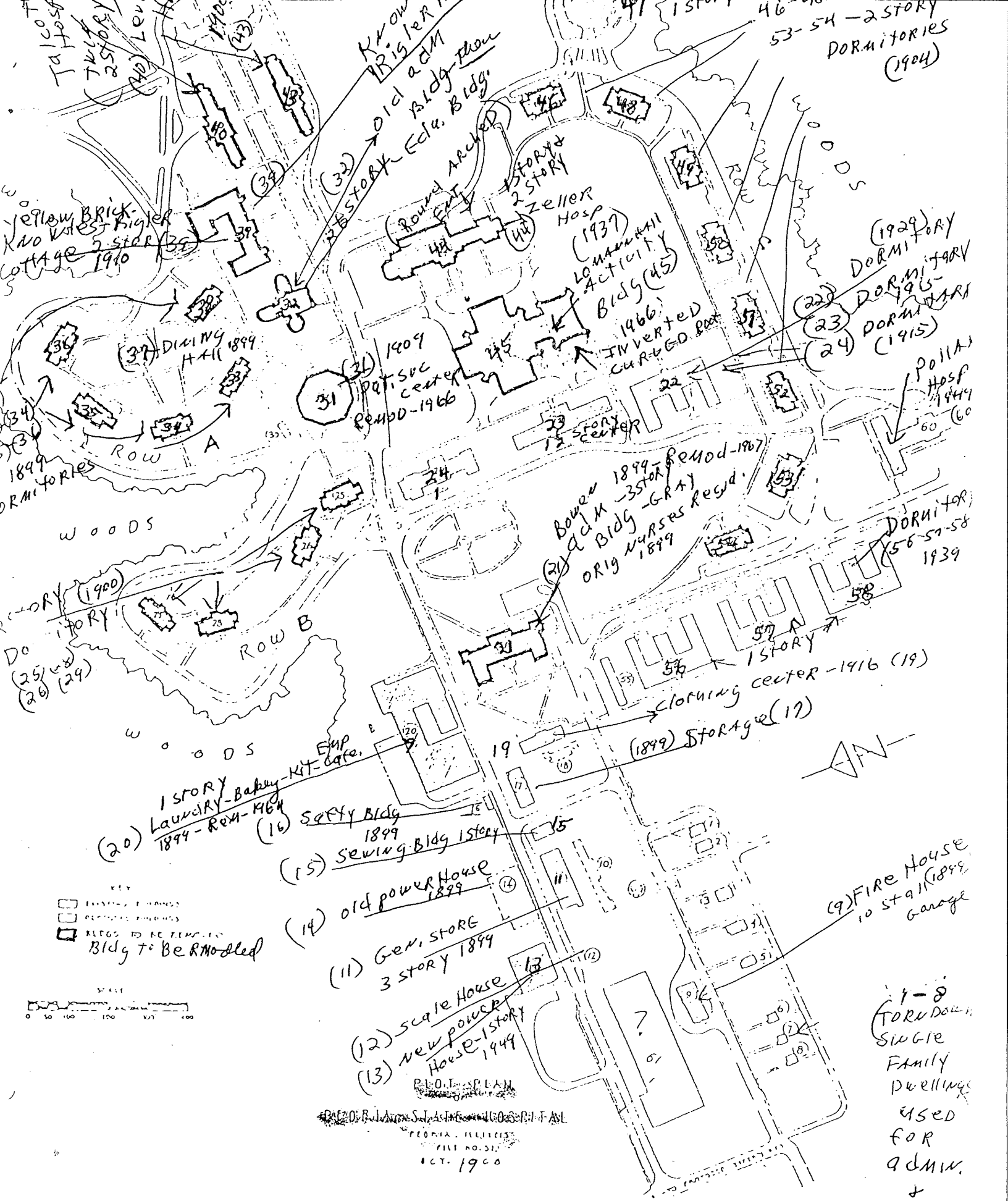
APPENDIX

- 1-- Identification List of Buildings (with corresponding photograph numbers)
- 2-- Explanation of Building Diagram - found missing 10/2002
- 3-- Diagram of Buildings on Site (with building numbers)
- 4-- Bartonville Village Map with Hospital Site - found missing 10/2002
- 5-- Aerial Photo (photocopy) with Site Outline- 3 photos discovered 10/2002
- 6-- Metropolitan Area Map with Hospital Site - missing 10/2002
- 7-- Agreement for Property Purchase- missing 10/2002
- 8-- Photographs (with index of photos with building numbers)
photographs missing 10/2002)
- 9-- USGS Maps (2 sets) -missing 10/2002
- 10-- Supporting letter from Leslie Kenyon, Kenyon and Associates, undated.

BUILDING - PHOTOGRAPH KEY

AND IDENTIFICATION

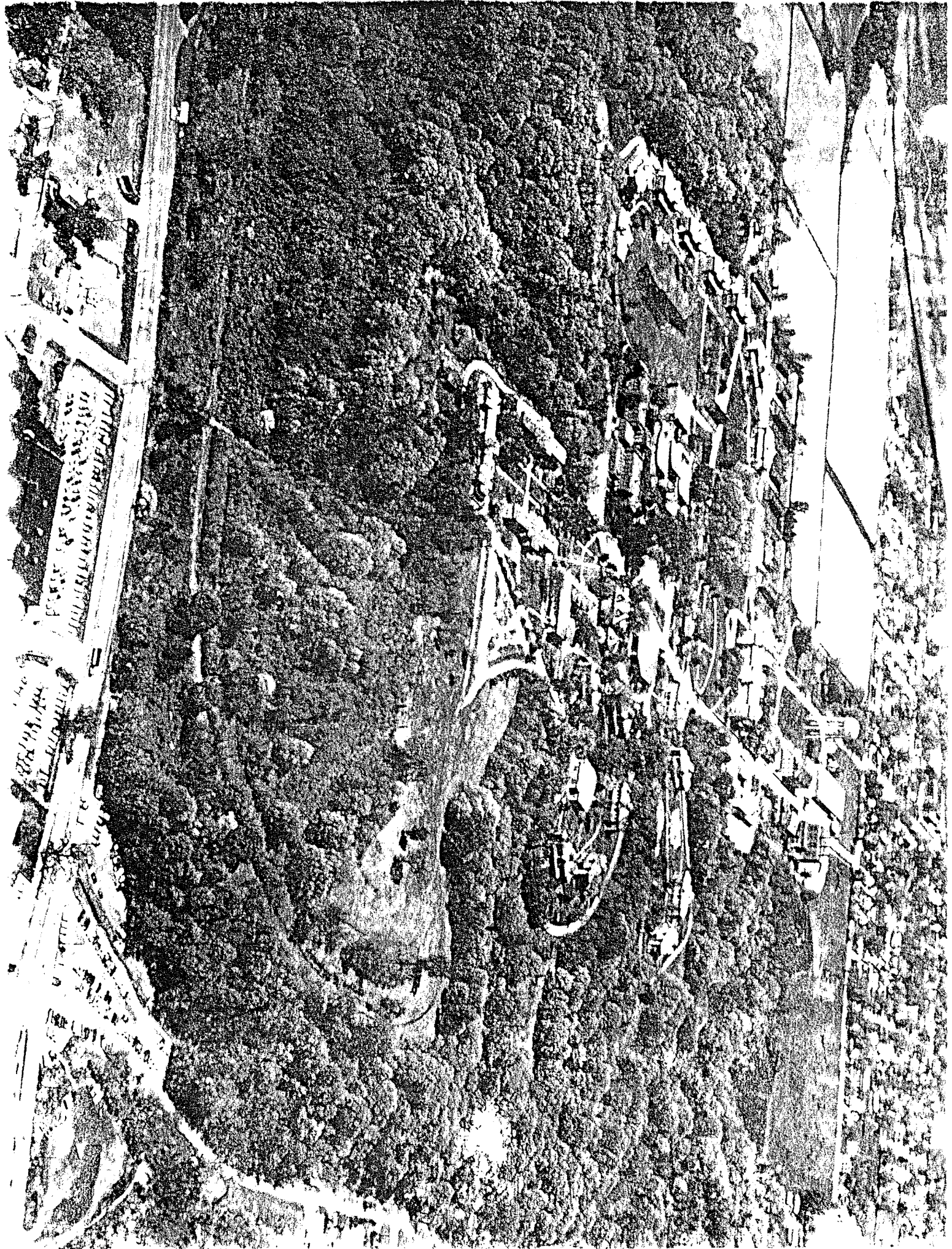
<u>Building Number</u>	<u>Photograph Number(s)</u>	<u>Former Use</u>	<u>Year Built</u>
9	#7	Firehall	1899
11	#5, 6, 8, 9, 10	Warehouse-Butchershop	1899
12	#8, 9	Scale House	
13	#5, 9	Power-Heat Plant	1949
14	#9	Old Power House	1899
15	#8, 9	Office-Sewing Shop	1899
16	#9	Security Office	1899
17	#3, 9, 13	Storage-Work Area	1899
19	#6, 13	Clothing Center	1910
20	#11, 13	Laundry-Bakery	1899
21	#21, 13, 14	Nurses Residence Administration Bldg. (as of 1966)	1899
22	#15, 36	Dormitory residence	1929
23	#16, 36	" "	1915
24	#17, 39	" "	1915
25	#18, 39	" "	1900
26	#19	" "	1900
28	#19	" "	1900
29		" "	1900
31	#21	Assembly Hall Shops (1966 remodeling)	1909
32	#22	Administration Education (1966)	1899
33	#20, 35	Dormitory residence	1899
34	#20, 35	" "	1899
35	#20, 35	" "	1899
36		" "	1899
37	#20, 35	Dining Hall	1899
38	#35	Dormitory residence	1899
39	#23	Nurses Residence (Addition 1937)	1910
40	#24	Hospital	1908
41	#26	Receiving Hospital	1908
42		Arts & Crafts Center	1937
43	#25	Hospital	1908
44	#27	Hospital (Addition 1965)	1937
45	#28, 36	Community Bldg.-Gym	1966
46	#37	Dormitory residence	1904
47	#40	Auditorium	1969
48	#29	Dormitory residence	1904
49	#30, 37	" "	1904
50	#30, 37	" "	1904
51	#30, 36, 37, 38	" "	1904
52	#30, 36, 37, 38	" "	1904
53	#38	" "	1904
54	#38	" "	1904
56	#31, 33	" "	1939
57	#11, 33	" "	1939
58	#11, 32, 33	" "	1939
60	#34	Infirmary	1949
61	#5, 6, 9	Mechanical Shop-Garage	1969

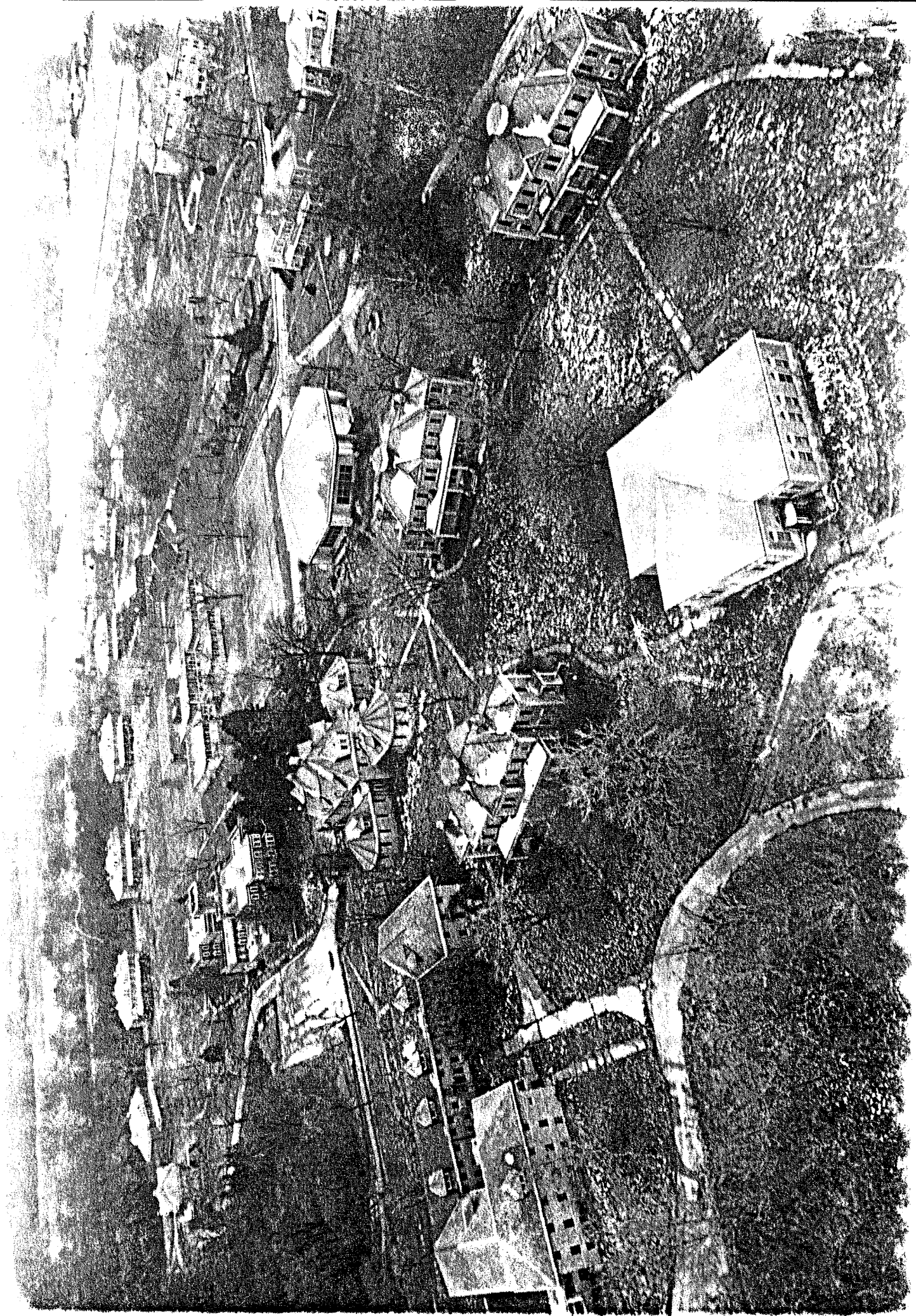


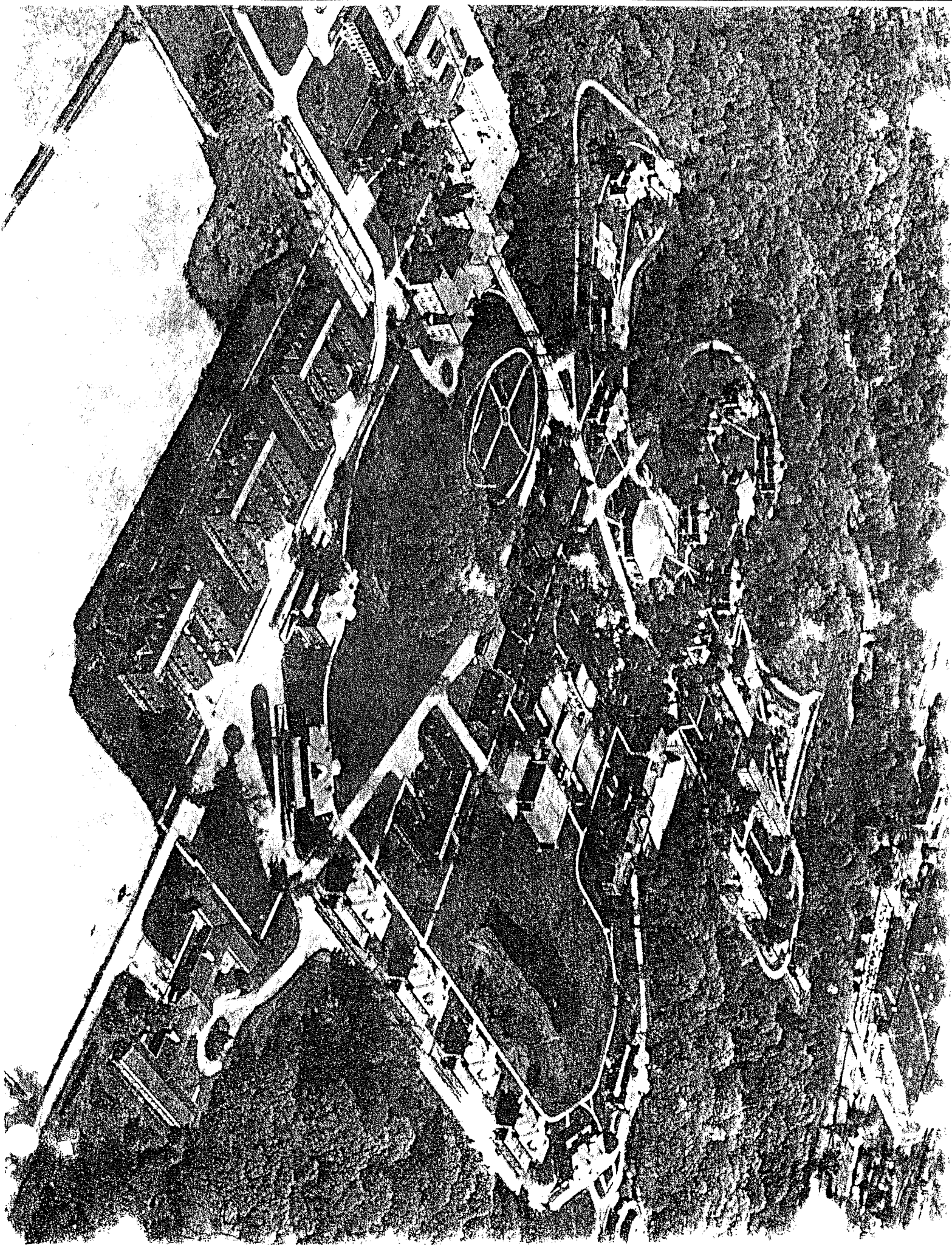
PREPARED BY JAMES S. JONES AND GEORGE RITTSCH
 GEORGIA INSTITUTE OF TECHNOLOGY
 OCT. 1960

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 USED
 FOR
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 +
 PERSONNEL

(14)







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RESEARCH ON HISTORICAL SIGNIFICANCE

PEORIA STATE HOSPITAL HISTORIC DISTRICT
BARTONVILLE, ILLINOIS

The Peoria State Hospital has always been located at the present site in Bartonville, Illinois. The buildings for the Hospital were built at this location. The former name of the Peoria State Hospital was the Illinois Asylum for the Incurably Insane.

The design of many of the buildings reflects the then new concepts advocated by its first Superintendent, Dr. George A. Zeller, for treating the mentally ill. These concepts had been talked about earlier and practiced in a limited way but Dr. Zeller decided that Peoria State Hospital would be designed around these new concepts. He continued the cottage plan for patients instead of dormitories or small cell-like rooms. In the cottages there were private rooms, double rooms, and small wards. Each cottage had lounges with open fireplaces, dining rooms, large porches, and, above all, a residential feel in the finishes of the rooms.

Materials found in the cottages were those found in residential buildings of the time. Wood window frames and trim, hardwood floors, and baseboard. The stair balustrades are natural wood, stained. The exterior brick work often employs the buttered joint. Workmanship in the fireplaces found in the lounges is high quality masonry. Some of the lounges had wood paneling and ornate plaster mouldings. Dr. Zeller wanted the cottages to be as close to a home environment as possible. (See map, Buildings #25, #26, #28, and #29; #33 through #36, #38 - all constructed in 1899.) (Photograph #1)

The cottages were not placed in long rows with connecting runways but instead arranged on gently curving roads and walks, spaced apart for some privacy. Three of the cottage areas were sited to afford a beautiful view into the nearby ravine and woods. (See map, cottages in Areas A, B, and C.) (Photograph #2, Area C)

On the Hospital grounds, Dr. Zeller had facilities built for beauty shops, barber shops, and areas for social events such as parties, dances, concerts, and holiday events. Physical sickness was not treated in separate areas until Dr. Zeller had Talcott Hospital constructed in 1908 to house patients when they became ill with pneumonia and other illnesses. (See map, Buildings 40 and 43.) In 1937, Building 44 was constructed and bears the name Zeller Hospital. (Photograph #3, Talcott Hospital; Photograph #4, Zeller Hospital)

An employees' cottage, Knowles-Bigler Residence built in 1911, shows the Prairie style architectural influence, with wide overhangs and generous porches, again with wide overhangs. The entire exterior character is of long horizontal lines enhanced with heavy evergreen plantings around the building. Inside, the fireplaces and wood beam ceilings are of the Prairie style. (See map, Building 39) (Photograph #6)

Cottages for the patients varied in architectural style from Georgian Revival, as seen in Buildings #33 through #36 and #38. The pronounced lintels and stone quoins and the deep inset gables all show Georgian Revival influence. The Type C Residences #46, #48 through #54 have the proportions of the Georgian Revival with a French Renaissance gable at the third floor level. The main lounges in these cottages have handsome plaster ornaments on the ceiling beams and the supporting columns. Ionic plaster detailing is used on the columns.

The entire complex gives a feel of a college campus or similar institution. Completely omitted from the atmosphere is the feeling of confinement. This is largely due to the design of the buildings throughout the Hospital. Generous porches are found, even on the original Administration Building with abundant landscaping around it. (Photograph #7) These buildings are a definite contrast to the other mental hospital buildings of the time which were box-like and severe and devoid of architectural detail.

Thus, the Peoria State Hospital is physical evidence of the revolution that took place in the treatment of mental illness from 1898 to the day it closed. Dr. Maxium Pollack and Dr. Walter Baer, successors of Dr. Zeller, carried on his concepts. Medical persons from Europe, Canada, and around the country visited Peoria State Hospital to learn from this institution.

Leslie H. Kenyon, A.I.A.