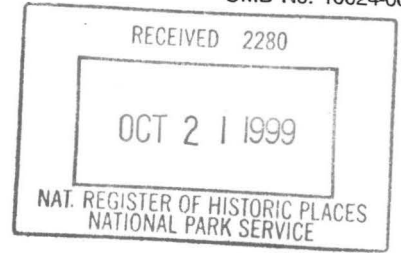


United States Department of the Interior
National Park Service

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 S.J. Lesem Building

other names/site number Quincy Casket Company

2. Location

street & number 135-37 North Third Street not for publication

city or town Quincy vicinity

state Illinois code IL county Adams code 001 zip code 62301

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.)

William C. Wheeler / 51490 10-5-99
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:

- 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): _____

Edson H. Beall 11/22/99
Signature of the Keeper Date of Action

S. J. Lesem Building
Name of Property

Adams County, Illinois
County and State

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)

COMMERCE/TRADE/warehouse
COMMERCE/TRADE/business
COMMERCE/TRADE/specialty store

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Italianate

Materials
(Enter categories from instructions)

foundation Limestone
walls Brick
roof
other Cast Iron, Stone, Wood

Narrative Description

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

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

S.J. Lesem Building, Adams Co, IL

Narrative Description

The S.J. Lesem Building occupies the southwest corner of Third Street and Hampshire in block 14 of the original city plat of Quincy. This brick, four story building was constructed in 1871 for S.J. Lesem Brothers Dry Goods Company. The Lesem Building was one of four commercial structures built at this time in the Italianate style on the block. This set of buildings was known in 1875 as Wholesale Row, and the Lesem Building is the only one remaining.

The S.J. Lesem Building is a four story brick structure with a full basement. The lot slopes down from east to west, creating a grade level rear basement entry. The front facade faces east on Third Street. The foundation is cut rock-face limestone. Basement windows are visible along the slope on the north side, and the rear alley provides direct access to the basement. The brick pattern is four course American bond. The primary facade consists of six narrow bays, and the secondary facade on the north consists of five wider bays. The roof is flat with an open pediment in the cornice of the primary facade.

The primary facade of the building is the east side, facing Third Street. The four story wall is divided into six bays with decorative cast iron quoins on the corners. The storefront is marked by two original projecting metal Corinthian columns on each side, with decorative two sided corner pilasters behind them. These columns are fluted with a spiral on the shaft and a square paneled plinth. The five middle columns were boxed in with brick in the early 1920s. These have stone capitals with three carved circles. A plate metal cornice tops off the storefront. The double hung windows above are all tall and narrow, as is common to the Italianate style in commercial buildings, with stone sills. Cast iron work consists of sill brackets, pilasters along the sides, entablatures, and pediments that top the windows. The second and third story windows are topped by segmental arch pediments while the fourth story windows have triangular pediments. The fourth story lintels and pilasters are also in a different style than the other two floors. The entablature decoration is an incised version of the key stone with scrollwork along the sides. A belt course takes the place of the bracketed sills on the fourth floor. The cast iron cornice is also very decorative and includes large double brackets, smaller brackets, and a pediment. The square rosette decoration along the frieze continues into the pediment. The pediment is carved with "Erected by S.J. Lesem Bro & Co 1871." Brick corbelling runs underneath the pediment and cornice.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 S.J. Lessem Building, Adams Co, IL

The secondary facade is the north side, facing Hampshire. This side is divided into five bays, which are at least twice as wide as the front bays. This side also has the cast iron quoins. The limestone foundation is apparent on this side with windows cut into the middle three bays and a door cut into the west bay. These windows all have simple rock-faced stone lintels. The door appears to be a recent modification from an old window. An opening slightly larger than the small windows was cut into the wall under the first window on the first floor. Four of the first floor windows on this side are only half windows. They have flat cast iron lintels with carving along the lintel, pilasters, and brackets supporting the plain sills. These windows have all been recently covered by paneling and louvers due to interior redecorating. The window in the west bay on the first floor is identical to the windows on the second, third, and fourth stories on this side. They are double hung windows with four over four panes. They all have a pediment with carved lintels, simple pilasters, and plain sills with brackets. The elaborate front facade cornice continues along this side with single large brackets and smaller brackets, square rosette decoration, and the brick corbelling at the base of the cornice.

The rear facade is the west side, facing the original alley. This side is divided into four bays with brick quoins along the left (north) side. The basement is at ground level at the alley, providing easy access. The center two bays are double doors with projecting segmental arched brick lintels. The two windows on the basement level also have projecting segmental arched brick lintels. All the windows follow the same style on this side of the building. They are the same tall, narrow style as the rest of the windows on the building. These windows have segmental arched brick lintels with plain stone sills. The decorative window trim is evident behind the paneling on the first story windows. All these windows were four over four panes originally, but some have been replaced. The first floor windows have been partially modified and covered due to interior redecorating. There is no cornice on this side.

The south side is the former party wall to the next building on Wholesale Row, so it never had any windows or decorative elements. It is now merely a flat surface, reinforced by a layer of concrete parging.

The main changes to the exterior date from the remodeling of the storefront by the Quincy Casket Company in the early 1920s. At this time, the original center Corinthian columns were boxed in with brick columns. Brick infill spans the top of the original window openings. The original two entrances still exist in the second and fifth bays,

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National Register of Historic Places Continuation Sheet

Section number 7 Page 3

S.J. Lesem Building, Adams Co, IL

although another entry has been added in the first bay. The top of the original storefront windows has been covered in paneling.

As a wholesale house and factory, the interior of the S.J. Lesem Brothers and Company building is generally open space, with the exception of the lower restaurant and bar. Eight columns line the center of the building with a boxed in beam crossing each span. Wooden spindles decorate the interior edges of the majority of the windows. The four foot wide wooden stairs along the south side of each floor have a spindle balustrade on the flights with larger spindle columns at the ends. The belt driven elevator is located near the rear of the structure, behind the stairs, and is still functional for all the floors.

The basement historically provided easy access to transport goods via the alley, especially with the elevator located near the rear. It was completely remodeled for the Catacombs, a restaurant and lounge, in 1977. The set of double doors that opened to the alley was paneled over, and the windows were covered with stained glass on the interior. The exposed stone foundation remains without any wall treatment in some areas; other places now have some paneling. The ceiling was dropped to a lower height, below the capital of the columns and beam.

The first floor, presently occupied by a restaurant, has sustained the most extensive changes. The interior space has been divided into three sections by new walls. The ceiling has also been dropped on this level, covering the capitals of the metal columns and the exposed beam. The fifth bay is the entrance to the restaurant. Seating occupies the north two-thirds of the space. The north wall and windows have been completely covered. The left entry opens directly into the kitchen, which spans the south third of the space. The area by the elevator is behind the kitchen area and has been enclosed to add restrooms. The rear room retains the original ceiling height, and the decorative capitals of the columns are visible here. The capitals are decorated with geometric relief work within an overall lattice work design. A loft area spans the west wall, and the lower portions of these windows have been covered.

The second floor retains most of the original open space. The columns are metal with decorative capitals on this floor, as the lower one. Paneling covers the beam. The floor still has most of its original wood flooring. Most of the windows have decorative spindle work along the sides. The brick walls are visible in some spots as the plaster has been

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S.J. Lessem Building, Adams Co, IL

removed. The rear (west) was partially walled off at the same time a restroom was added in the northeast corner of this floor, probably while the Quincy Casket Company occupied this building in the mid-20th century.

The interior of the third floor is in the best condition of all the levels. The columns on this floor are wood, and the beam is paneled similarly to the lower floors. The wood floor is complimented by the wood ceiling that matches the spindles on the stairs. The space has not been divided. The majority of the windows retain the spindles, and some still have the old four pane sashes. An arched double door is centered on the south wall. This door provided easy access to the top floor of the neighboring building when it was originally constructed.

The fourth floor has not been divided either. The columns and beam paneling match those found on the third floor. The spindles do not exist on the windows on this level. The wood floor has been mostly replaced with wider paneling. Most of the brick walls are still covered with plaster. A small wooden staircase provides access to a trapdoor to the roof.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Period of Significance

1871

Significant Dates

1871

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

Bibliography

(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:

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National Park Service

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S.J. Lessem Building, Adams Co, IL

Statement of Significance

The S.J. Lessem Building is locally significant for listing in the National Register of Historic Places. The building meets Criterion C for architecture as one of the most important examples of an Italianate styled commercial building in the city of Quincy. Among the Italianate features of the buildings are the tall and narrow windows, segmental arch window hoods, brackets, and decorative pedimented cornice. Additionally the building has a large number of cast iron features. The period of significance is 1871, the year the building was built.

History

Adams County, Quincy, and "John's Square" were created in 1825 in honor of the president, John Quincy Adams. At this time, Quincy was the northernmost post office on the Mississippi River. River traffic quickly grew, and in 1854 Quincy was designated a port of entry. By 1856, almost 3000 steamboats landed here annually. The first railroad connected Quincy to Chicago also in 1856, leading to gradual decline in river traffic as railroads became the preferred transportation. Businesses and industries of all sorts located in this growing community and continued to spur new growth. As Quincy was bypassed by shorter railroad routes between St. Louis and Chicago in the 1870s, its prominence as a transportation center peaked. The barge traffic on the river after the creation of the lock and dam system revived the shipping industry, but Quincy no longer occupied the same prominent role as it had in the latter half of the 19th century. By the Depression, Quincy settled into a new role as a general manufacturing center with a stable size and economy.

By 1875, Quincy was the second largest city in Illinois with a solid economic base in several industries. Milling and tobacco production were thriving industries begun in the late 1820s. The river provided a source of revenue in the winter as ice was distributed throughout the region. With an increase of the German population, several breweries were established. Pork packing was an early industry that fell off when the shorter railroad routes bypassed Quincy. In 1837, Allen Comstock established a foundry here, and Quincy became the largest stove producing city west of Pittsburgh. Dozens of other industries manufactured products here that were easily distributed nationwide. The downtown commercial area thrived as it catered to both the local and national markets. As the town boomed following the Civil War, much of this downtown

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Section number 8 Page 6 S.J. Lesem Building, Adams Co, IL

architecture was leveled and rebuilt to serve the needs of larger companies. The latest architectural styles from the East quickly spread to Quincy, and structures were built according to trends in the largest cities. This pattern led to a mixture of architectural styles on every block. This tendency to rebuild, rather than sprawl, created a dense, thriving commercial core and set the precedent for growth in Quincy until WWII.

The S.J. Lesem Building is located on a lot in the original City of Quincy, first sold by the city commissioners in 1833. It is located one block west of the town square and two blocks east of the river. The history and location of the business are typical of the city's early commercial enterprises. The current building was constructed in 1871 by S.J. Lesem Brothers and Company after an agreement was reached with three other property owners regarding the use of the block.

Solomon and Isaac Lesem were born in Bavaria and came to Quincy in 1856 by way of St. Louis, where Isaac met and married his wife Katie. The brothers immediately began their dry goods and clothing business at 36 Fourth Street. In 1859, they were organized under the name of S.J. Lesem Brothers and Company. As their business prospered, they entered the wholesale business also and moved to the new McFaddon building at Fourth and Hampshire in 1864. By 1871 they had again outgrown their building and began construction on the building at 135-7 North Third Street with Steinbach Brothers as the contractors.

W.S. Warfield, Frederick W. Meyer, Gustave Levi, and Isaac Lesem purchased the lot on June 12, 1871 and agreed to break it down into four sections with an alley running along the rear for easier access. S.J. Lesem Brothers and Company at 135-37 North Third included all of corner lot one and part of lot two. This strip along Third Street between Maine and Vermont (100 and 200 blocks) soon became known as "Warehouse Row." A few years later, Solomon moved to New York to run the company's supply office. By 1879 the company had expanded to include the upper stories of a neighboring building. At this time, they employed 30 men, including eight salesmen.

The company was renamed Isaac Lesem and Company in 1882, still dealing in wholesale dry goods and notions. In 1887 Isaac Lesem and Company expanded into clothing manufacture. They opened the Noxall factory on the fourth floor of this building. This business grew also, and in 1889 they purchased another building, at

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

S.J. Lesem Building, Adams Co, IL

southwest corner of Third and Vermont, to expand the factory. Isaac decided to retire in 1898 and sold the business, one year before his death in 1899.

In addition to his prominence in the business field, Isaac Lesem was very active in other aspects of community life. For four years he served as a trustee of the Illinois Deaf and Dumb Asylum. Other service included ten years on the State Board of Education, Republican Presidential Elector-at-large in 1884, and six years as President of Ricker National Bank. In addition to these responsibilities, Lesem was one of the leaders of the Jewish community that decided to establish the B'nai Shalom Temple in 1864 and served as president for 25 years.

The Menke Dry Goods Company took over the wholesale aspect of the company while the Haragadine-McKittrick Dry Goods Company continued manufacturing the Noxall clothing at the 135-37 North Third Street location until 1914. This St. Louis based company maintained their wholesale house in St. Louis throughout this period. They sold Barr Dry Goods in St. Louis in 1911, and then closed the Quincy Noxall factory in 1914 to further consolidate.

In 1912, the Quincy Casket Company moved into this building and continued to operate from this location until 1977. The company was founded in 1885 by John M. Lewis. It was officially incorporated in 1912 by Lewis, J. Edwin Dameron, and L.E. Emmons. At this time, their business focused on the manufacture of caskets and other funeral supplies. In 1955, the business acquired another casket manufacturing company and expanded to provide additional funeral supplies. They employed approximately fifteen people and served an area encompassing a 200 mile radius.

Since 1977, a series of restaurants and taverns have occupied the S.J. Lesem Building. The Catacombs moved in first, followed by Pinocchio Pasta House and Geppetto Lounge in 1980. They occupied the building until 1991 when the Third Street Bar and Grill took over. The current restaurant, Tiramisu, has operated in this location since 1996.

Architecture

The Italianate style was a popular architectural style in America from 1850 through the early 1880s, although examples can be found as early as the late 1830s. Andrew

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8 S.J. Lesem Building, Adams Co, IL

Jackson Downing's pattern books increased the style's popularity throughout the 1840s and 1850s. Both the Italianate and Gothic Revival styles began in England as part of the Picturesque movement, a reaction against the formal classical styles that had influenced architecture for over two hundred years. Elements of the Italianate style were initially borrowed from the rambling buildings and villas of Italy. The style was first used in the urban setting for institutions and spread to commercial structures. Building nearly stopped with the financial panic of 1873, and with the return of prosperity in the late 1870s came new styles, particularly Second Empire and later Queen Anne. During its prevalence, the Italianate style was used in private residences, commercial blocks, train stations, and industrial buildings.

For commercial structures, the Italianate style was used to ornament the flat facades of commercial structures. It was one of the first commercial styles successfully built from manufactured materials. Commercial Italianate buildings generally include a few distinctive elements. These buildings normally have ornate windows and cornices with decorative elements like brackets. Rounded forms are commonly found, particularly in elements such as arched windows with hoods. The windows are usually tall and narrow. Often the cornice has a pediment for added vertical emphasis. Quoins and belt courses are used to further emphasize the formal balance of this style, and other decorative elements like pilasters are often found on Italianate buildings.

Italianate features on the S.J. Lesem Building include the overall symmetry and balance, elaborately decorated cornice with pediment and brackets, narrow windows with pilasters and arched hoods, cast iron decorative quoins on the corners, and decorative storefront columns and pilasters. The Italianate style was at its peak in 1871 when this building was constructed, as is evident in the extent of elements included in this design.

Beginning with the Italianate style and surviving into the 20th century, cast iron storefronts typically appeared on commercial structures. In the 1850s, stone and masonry began to be replaced by cast iron columns and lintels as the preferred storefront structural system. This shift in materials resulted in more open display window space and allowed more natural light into interior spaces. In addition, it made construction more economical. Though the use of cast iron created extremely strong supporting columns, its performance as a tension member was not as good. This resulted in the typical storefront window width of six to eight feet. Since cast iron could

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 9

S.J. Lesem Building, Adams Co, IL

be heated to a liquid and poured into decorative molds, it provided for more design versatility. Early columns generally were slender versions of classical designs. Later cast iron designs were square with motifs from the styles of the late 19th century. In addition to cast iron storefronts, cast iron became a popular material for other decorative facade elements. Cast iron molds were created to mimic stone details as well as new decorative patterns. Molds permitted a large quantity of identical designs to be manufactured. Thus, details for windows, cornices, and quoins could be inexpensively produced.

The cast iron storefront of the S.J. Lesem Building included seven round fluted columns with a Corinthian style capital. A decorative string spiraled down the columns to add further detail. In the 1920s, the cast iron storefront was remodeled to its current brick design. At this time, the five middle columns were boxed in with brick columns, but the two cast iron columns on the ends remain. In addition to the storefront, cast iron was used for the decorative features of the cornice, and windows, including the sill brackets, pilasters, entablature, and pediment. The quoins on the northeast corner are also cast iron. With the exception of the middle storefront columns, all of these features survive, retaining the historical integrity of the structure.

In comparison to other Italianate buildings in Quincy, the S.J. Lesem Building stands out as one of the best examples of this style and one of the few remaining Italianate commercial structures. It is the only remaining Italianate structure with this extent of cast iron elements still intact. The other Italianate buildings constructed along "Wholesale Row" during this period no longer exist, leaving this building as the sole remainder of this series of structures. Of the seven Italianate buildings on Union Block, a block east of the Lesem building, only three remain. Other Italianate commercial buildings are found at 711 Maine, 729 Maine, and 729 Hampshire. These six commercial structures tend to be smaller structures with simpler designs. Details on these buildings are predominantly stone rather than cast iron. The other Italianate commercial structures in Quincy lack the extent of Italianate elements and cast iron work found on the S.J. Lesem Building.

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National Park Service

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Section number 9 Page 10

S.J. Lesem Building, Adams Co, IL

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People's History of Quincy and Adams County Illinois. Quincy: Jost and Kiefer Printing Co. 1973.

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Sanborn Fire Insurance Map, 1883. Quincy Public Library.

S.J. Lesem Building
Name of Property

Adams County, Illinois
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	5	6	3	5	6	8	0	4	4	2	1	5	3	0
Zone			Easting					Northing						

2

Zone			Easting					Northing						

3

Zone			Easting					Northing						

4

Zone			Easting					Northing						

 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 Becky Lawin, Intern
organization Quincy Preservation Commission date June 18, 1999
street & number City Hall Annex, 706 Maine, 3rd Flr telephone (217) 228-4514
city or town Quincy state IL zip code 62301

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 Prock Real Estate
street & number 1677 Maine telephone (217) 222-0713
city or town Quincy state IL zip code 62301

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 11

S.J. Lesem Building, Adams Co, IL

Verbal Boundary Description

North 44 feet of Lot 1 and North 44 feet of the East half of Lot 2 in Block 14 of the Original Survey of the Town, now City of Quincy, Adams County, Illinois as described as follows:

Beginning at the Northeast corner of said Lot 1, thence West of the North line of said Block 14 to the west line of the East half of Lot 2 in said Block, thence South 44 feet to the place of beginning, the West 24 feet of said above described particularly set forth in a certain alley-way easements and others to Issac Lesem and Gustave Levi, bearing date June 16, 1871 and recorded in the Recorder's Office of Adams County, Illinois, in book 75 of Deeds at page 575.

Boundary Justification

The boundary includes the building and lot historically associated with the S.J. Lesem Building and that maintains its historic integrity.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lesem, S.J., Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ILLINOIS, Adams

DATE RECEIVED: 10/21/99 DATE OF PENDING LIST: 11/02/99
DATE OF 16TH DAY: 11/18/99 DATE OF 45TH DAY: 12/05/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99001377

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/22/99 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



S. J. Lesem Building

Adams Co., IL

Becky Lawin - 6-16-99

Preservation Commission, Quincy, IL

East facade, looking west

#1



S. J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission, Quincy, IL

Coronice and Inscription on East side, looking west

#2



S. J. Lesem Building

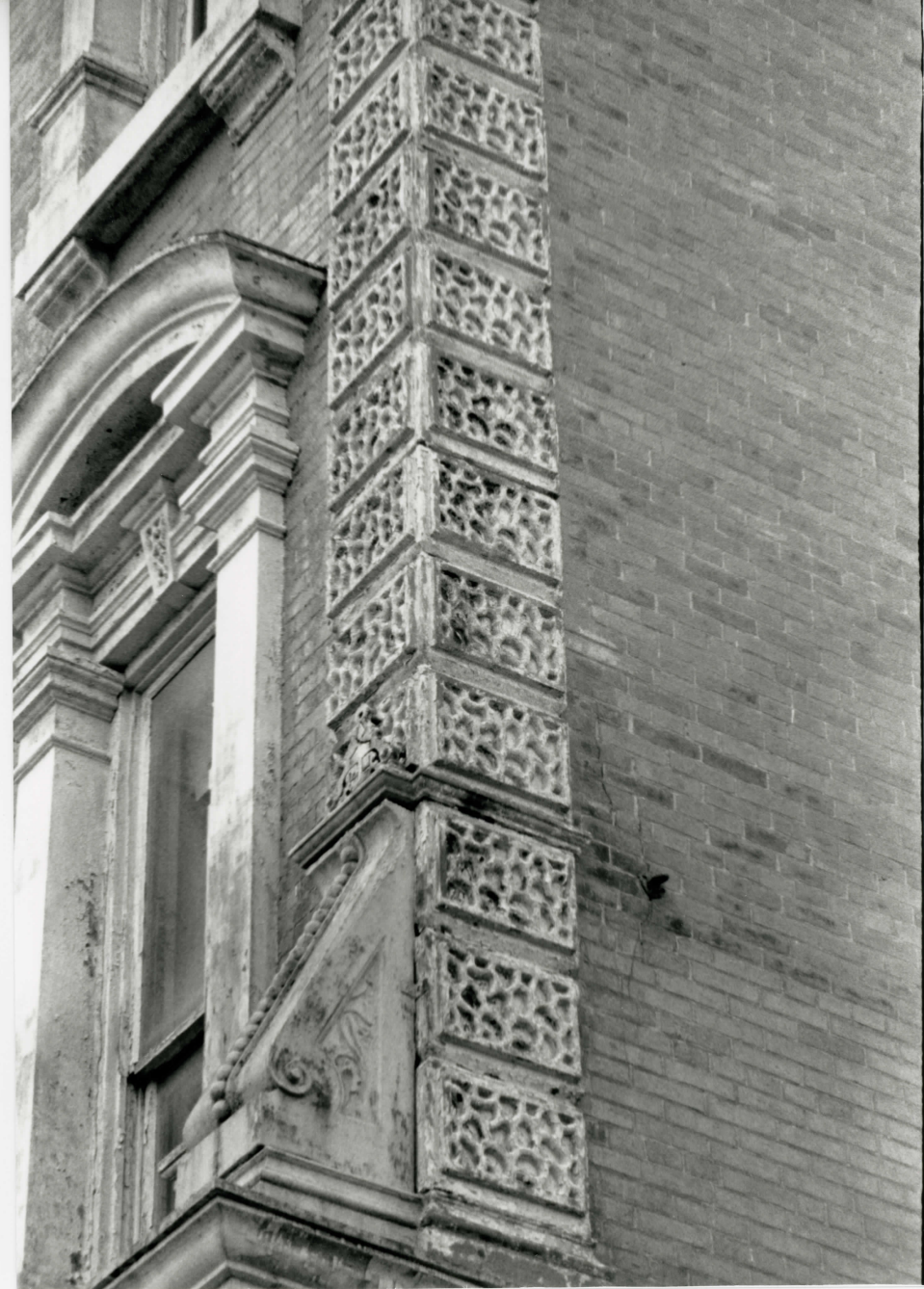
Adams Co. IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

3rd + 4th story windows on East side, looking west

#3



S. J. Lesem Building


Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

Cast iron quoins on Northeast corner, looking southwest

#4

A black and white photograph of a building corner. A prominent, ornate, fluted column stands at the corner. To the left of the column is a dark doorway with a scalloped awning. To the right is a brick wall with a large, rectangular sign. The sign has the word 'Tiramisu' at the top, followed by a large, light-colored graphic, and the text 'RISTORANTE ITALIANO' and 'PHONE 222-9560' at the bottom. A small, dark circular object is visible on the brick wall to the left of the sign. The building has classical architectural details, including a decorative capital on top of the column and a small lamp fixture on the brick wall to the left of the doorway.

Tiramisu'

RISTORANTE ITALIANO
PHONE 222-9560

S.J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

New + old storefront columns - Northeast corner,
looking southwest

#5



Tiramisu
INDIAN 222-8940

S.J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

North facade - looking southwest

#6

isu'

ALIANO
9560



S. J. Lesem Building

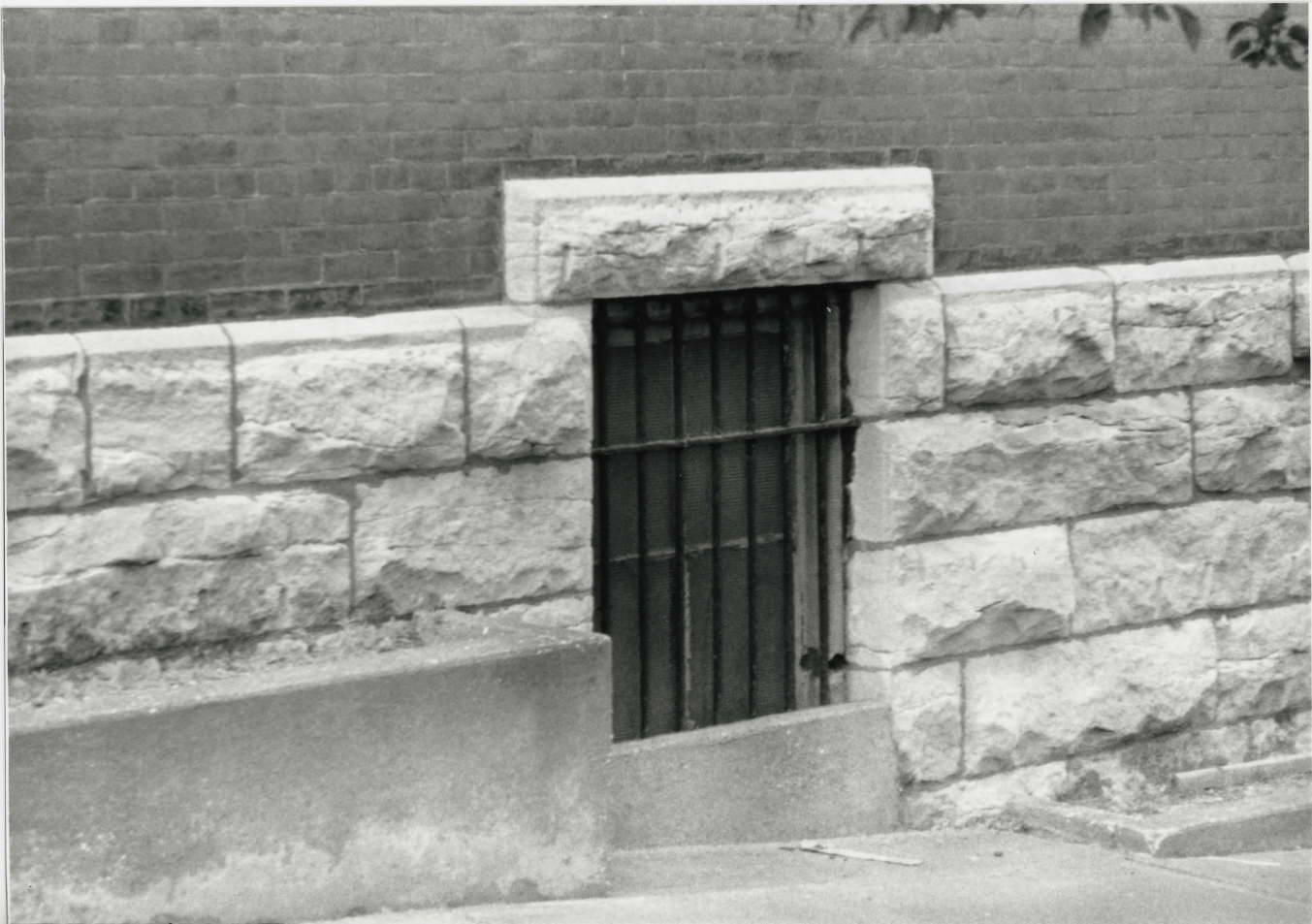
Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

North windows on 1st + 2nd stories, looking south

#7



S.J. Lessem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

Foundation & Basement North windows, looking south

#8



S. J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

west side, looking east

#9



S. J. Lessem Building

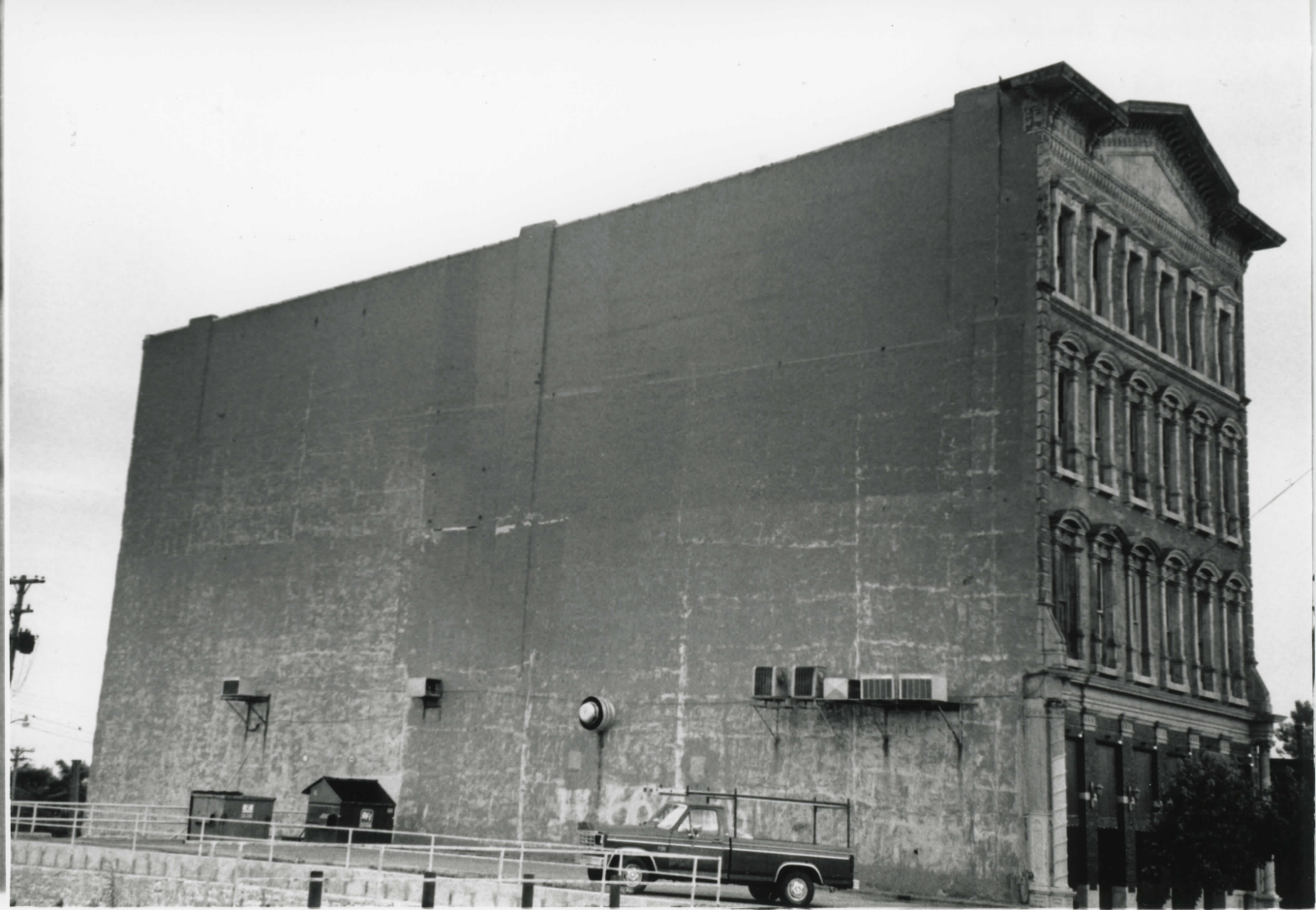
Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

Rear alley access entry + foundation, looking east

#10



S.J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

South facade, looking northwest

#11



S. J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

2nd floor column + beam, plastered ceiling

#12



S.J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

3rd floor column + beam, wood ceiling

#13



S. J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

3rd floor stairs + balustrade

#14



S. J. Lesem Building

Adams Co. IL

Becky Lawin - 6-1699

Preservation Commission - Quincy, IL

3rd floor north window with spindle work,
plastered brick walls

#15



S.J. Lesem Building

Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

Exposed brick under plaster - west window - 3rd floor

#16



S. J. Lesern Building

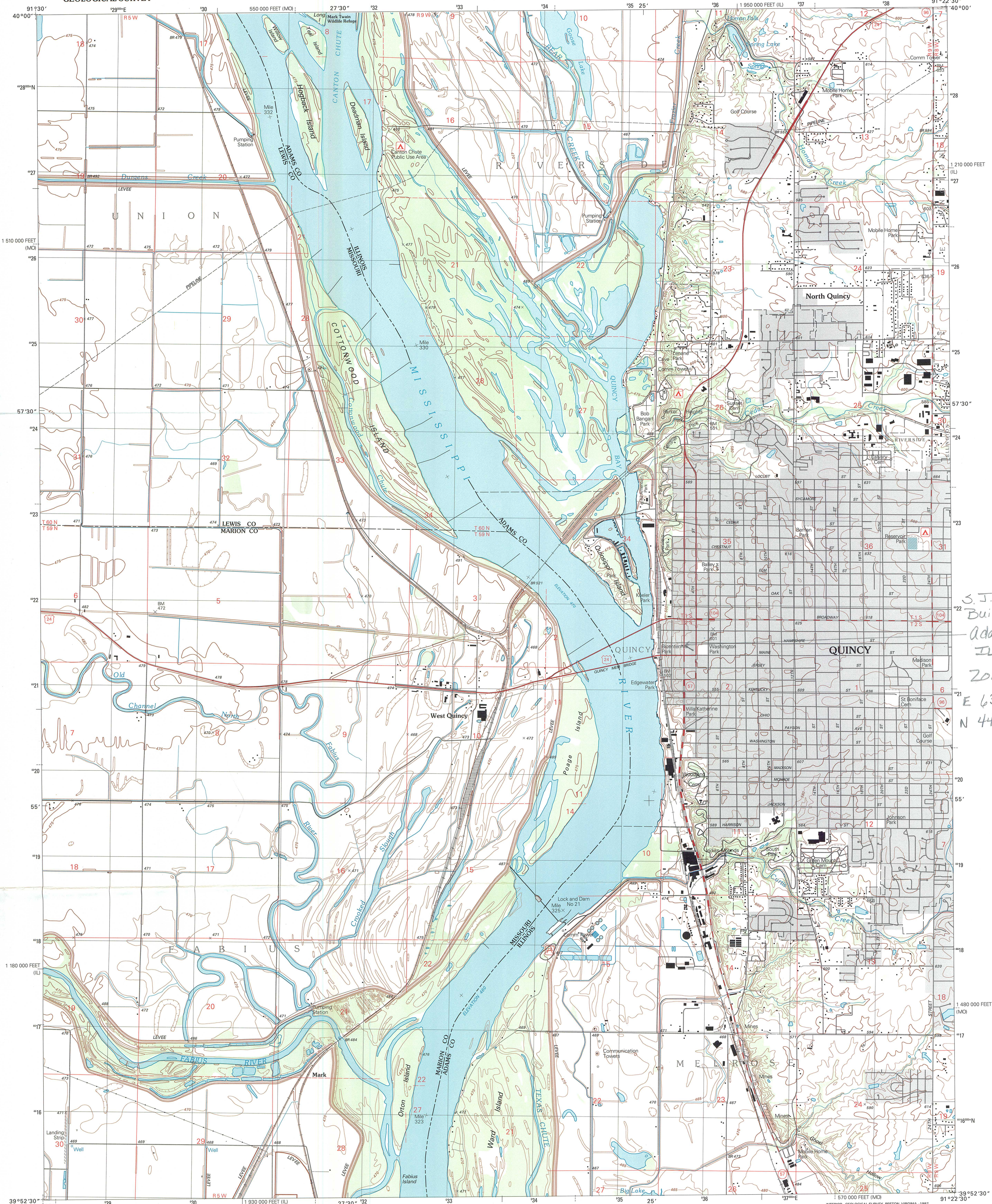
Adams Co, IL

Becky Lawin - 6-16-99

Preservation Commission - Quincy, IL

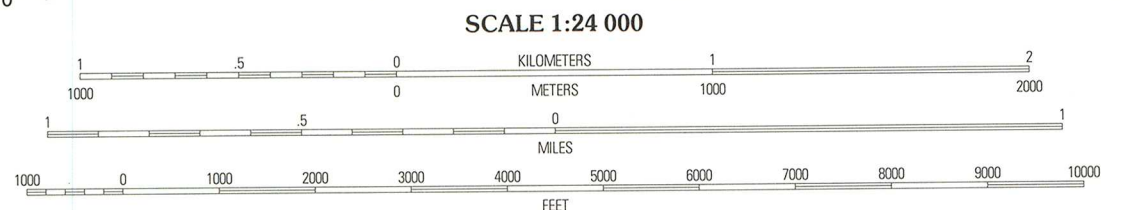
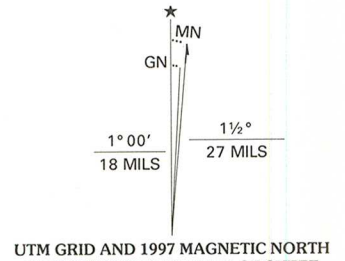
South wall door - 3rd floor

#17

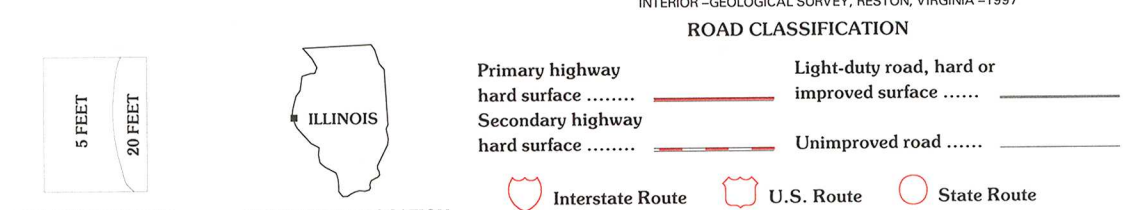


S. J. Lesem
Building
Adams County
ILLINOIS
ZONE 15
E 635680
N 4421530

Produced by the United States Geological Survey
Topography compiled 1969-70. Planimetry derived from imagery taken 1996. Public Land Survey System and survey control current as of 1971.
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 15 10 000-foot ticks; Illinois Coordinate System of 1983 (west zone) and Missouri Coordinate System of 1983 (east zone).
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.



CONTOUR INTERVAL 5 AND 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P. O. BOX 25906, DENVER, COLORADO 80225
ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
AND DIVISION OF GEOLOGY AND LAND SURVEY
MISSOURI DEPARTMENT OF NATURAL RESOURCES, ROLLA, MISSOURI 65401
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



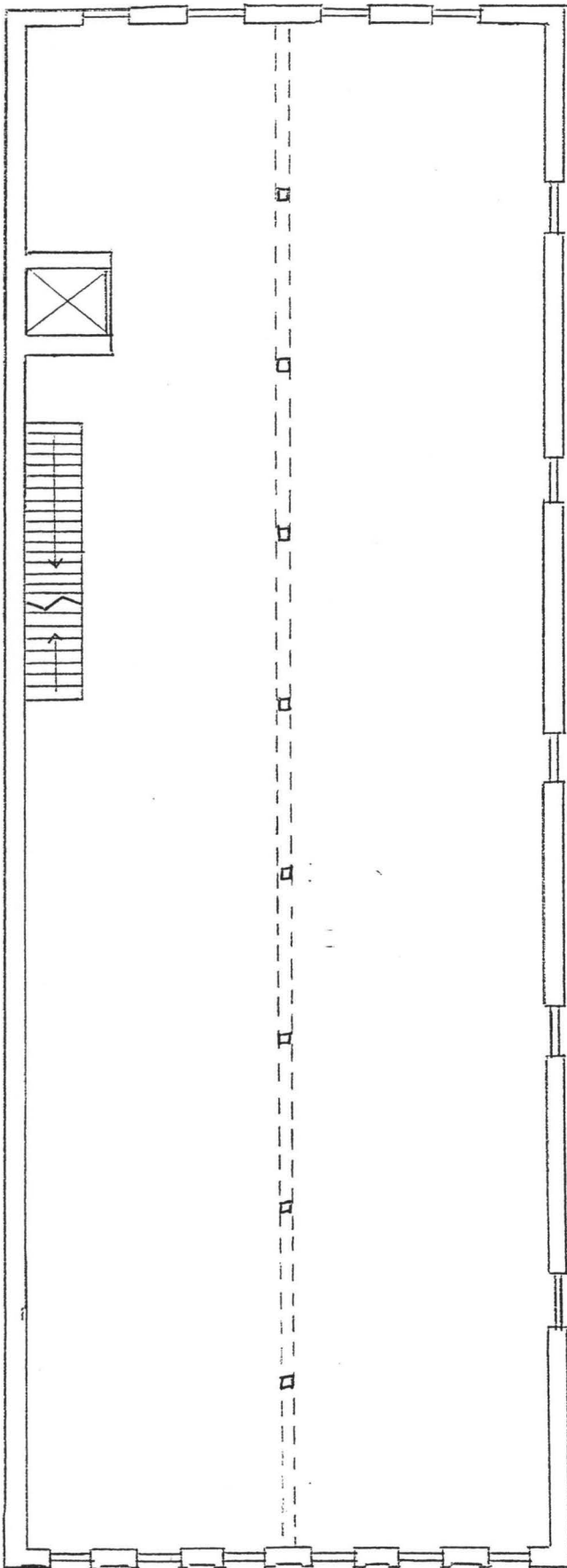
QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLE NAMES

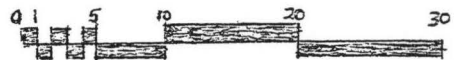
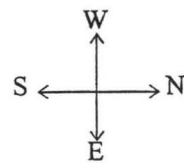
QUINCY WEST, IL-MO
1996
DMA 2763 IV NW-SERIES V863





S.J. Lesem Building
137 North 3rd Street
Quincy, Illinois

Second Floor Plan -
representative of basic
structure and layout of
all floors





QUINCY PRESERVATION COMMISSION
706 MAINE STREET, 3rd FLOOR, CITY HALL ANNEX
QUINCY, ILLINOIS 62301-4057
217-228-4514

RECEIVED

AUG 6 1999

Preservation Services

August 4, 1999

Ann V. Swallow
Survey and National
Register Coordinator
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701

Dear Ann:

Enclosed you will find the minutes of the last Preservation Commission meeting. At this time, they officially reviewed the National Register of Historic Places nomination for the S.J. Lesem Building and voted to support it. This should complete the state nomination file for the S.J. Lesem Building. We have retained the slides for our presentation in September. If there is anything else that we need to submit, please do not hesitate to give me a call. As mentioned previously, my internship ends on August 12, and Jan Whipple will be the local contact for the nomination following after that time. Thanks!

Sincerely,

Becky Lawin

Becky Lawin
Preservation Commission Intern

QUINCY PRESERVATION COMMISSION MEETING MINUTES

August 3, 1999

The ^{August} ~~May~~ meeting of the Quincy Preservation Commission was held on Tuesday, August 3, 1999 at 7:30 p.m. in the Department of Planning and Development Conference Room.

Those members present were: C. Bevelheimer, F. Cook, K. Eber, M. Farha, J. Frederick, S. Kniel, C. Mason, G. Nelson and J. Stone. Those members absent were A. Anderson, S. Duesterhaus, K. Goerlich, and T. Fentem. J. Whipple of the Department of Planning and Development and B. Lawin, Preservation Commission intern, were also present. Carol Nichols and Gloria Carpenter, representatives of the Unitarian Church of Quincy, were also present.

The minutes from May were approved on a motion from Frederick, second by Mason.

Old Business

Election of New Chairman – As discussed at the prior meeting, Fentem could no longer serve as chairman due to a change of employer. Nelson, as vice chairman, was suggested to take his position. A motion to elect Nelson as chairman was made by Mason, seconded by Frederick, and unanimously approved.

New Business

Brochure CLG grant – Lawin reported that the CLG grant had been requested to print a new landmark “pocket” brochure and a determination would be made in October. A sample format was passed around. Discussion of the front cover format followed, ending with the suggestion that the seal of Quincy and date of the establishment of the Preservation Commission be included.

Preliminary Review of Local Landmark Applications – Copies of each application were distributed and reviewed as noted below.

Unitarian Church – 1479 Hampshire - Representative members of the church voiced their support of the nomination. They noted that the official name should read “Unitarian Church of Quincy.” A motion to proceed with the nomination as amended was made by Eber, seconded by Cook, and unanimously approved.

Ernest Wood Residence – 1843 Grove – A brief discussion of the application was followed by a motion to proceed with the nomination made by Eber, seconded by Frederick, and unanimously approved.

Joanna Wallace Residence – 210 S. 18th - The application received a brief discussion, and the owners’ strong support for the nomination was noted. A motion to proceed with the nomination was made by Cook, seconded by Farha, and unanimously approved.

St. Rose of Lima Church – 1009 N. 18th – Whipple noted that she had received a concerned phone call from the pastor, wishing to meet with a member of the commission to discuss the application, and Nelson agreed to meet with him. It was also noted that this was the first Catholic church to receive this recognition, and a brief discussion of the application followed. A motion to proceed with the nomination was made by Mason, seconded by Frederick, and unanimously approved.

Masonic Temple – 428 Jersey – A brief discussion of the application was followed by a motion to proceed with the nomination made by Farha, seconded by Frederick, and unanimously approved.

Heidbreder Building – 1136-38-40-42 Broadway – Whipple read a letter received from the owner voicing disapproval of the proposed nomination. Discussion of the significance of the property and potential threat followed. The benefits of not moving forward with the nomination at this time in order to allow further dialogue with the owner were also discussed. Consequently, a motion to table the nomination and reconsider it in six months was made by Bevelheimer, seconded by Mason, and unanimously approved.

Preliminary Review of Local Historic District – Denman Row House Historic District – 923-25-27-29-31 Broadway - Copies of the application were distributed. Whipple noted that she received a phone call from Blessing Hospital, owner of 4/5 of the district, questioning the wisdom of the application and a phone call from the other owner voicing her disapproval. A discussion of the significance of the structures, their importance to the area and community, and potential threat followed. Community sympathy and support for the nomination was also noted. The necessity of further dialogue with various representatives of the hospital was agreed upon. A motion to proceed with the nomination was made by Farha and seconded by Cook. Votes of approval were made by Bevelheimer, Cook, Eber, Farha, Frederick, Kniel, Mason, and Nelson. A vote of disapproval was made by Stone. Motion carried.

Brick street protection ordinance – Whipple distributed a letter suggesting the establishment of an ordinance protecting brick streets. A discussion followed and sidewalks and alleys were suggested for inclusion also. A sample ordinance will be distributed to commission members prior to the next meeting.

Review of S.J. Lesem Building National Register Nomination – Copies of the nomination were distributed. Lawin reported that all revisions had been made and the nomination was ready to proceed at the state level. The nomination was subsequently reviewed. The motion to support the nomination was made by Eber, seconded by Mason, and unanimously approved.

The meeting was adjourned at 9:30 p.m.



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

October 14, 1999

Ms. Beth Boland
National Register Program
National Park Service
Department of the Interior
1849 C Street, N.W.
Washington, D.C. 20240

Dear Beth:

Enclosed please find the following properties that were recommended for nomination by the Illinois Historic Sites Advisory Council on September 23, 1999 and nominated to the National Register:

S. J. Lesem Building, Quincy
Peoples National Bank Building-Fries Building, Rock Island
One LaSalle Street Building, Chicago
David Adler Estate, Libertyville
Smith-Duncan House and Eastman Barn, Grafton vicinity,
Jersey County

I have also enclosed one request for determination of eligibility due to owner objection for the First Methodist Episcopal Church in Berwyn. The owner objection documentation and other correspondence is attached.

Thank you for your attention to this matter.

Sincerely yours,

Ann V. Swallow
Survey & National Register
Coordinator

encl.