

APPLICATION FOR LANDMARK OR HISTORIC DISTRICT  
QUINCY PRESERVATION COMMISSION

706 Maine Street, City Hall Annex, Third Floor  
Quincy, Illinois 62301 Telephone (217) 228-4514

Applicant's Name Tanya Hilliard

Mailing Address 706 Maine St. 3rd Floor Annex Qcy. IL 62301

Telephone Number (217) 228-4514

Original name (if known) and address of proposed Landmark or boundaries of proposed Historic District:

Isaac and Ellen Lesem House

1449 Maine St.

Quincy, IL 62301

Name, Address, and Telephone Number of Property Owner(s):

James W. Carrott

1449 Maine St. Quincy, IL 62301

(217) 222-0548

Style Queen Anne

Date of Construction 1890

Architect or Builder Attributed to Harvey Chatten, Architect<sup>1</sup>

List the significant exterior architectural features of the building(s). Include photographs of building facade for proposed Landmark or photographs of groups of structures for proposed Historic District (include map of Historic District):

1. Overall 2 1/2-storey asymmetrical massing with a primary hip roof and secondary gables on the East and West facades and on top of the hip (facing North and South).
2. Exterior surfaces including:
  - a. cut stone foundation and walls
  - b. first storey walls of stone at the front and brick at the rear
  - c. all wood siding on the second floor level, wood fish scale shingles on the West tower, East gable and West gable, and plain wood shingles on the dome of the East turret
  - d. carved wood decoration, spindlework, and brackets
3. Tower on the Southwest corner of the house with conical roof conical cap and finial; the tower has distinctive sets of  
**(Significant Features Cont'd on Page 3 of Landmark Application)**

<sup>1</sup> Harvey Chatten list of works. Gardner Museum of Architecture and Design.

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Significant Features, cont'd.

- windows and a decorative dormer with turned wood truss, brackets, and carvings
4. Turret on the Southeast corner of the house with a dome roof, conical cap and finial, three windows and wood carvings
  5. One-storey, wrap-around porch with Ionic columns, wood vaulted ceiling, wood floor, wood steps, wood railings, turned wood balustrade, wood cornice with dentils, pediment above the entry, composite column attached to the stone wall's Southeast corner with a copper molding extending to the ceiling of the porch from which the turret above appears to spring
  6. All existing window and door openings with stone and wood framework, decorative detailing, leaded glass, and clear glazing
  7. Two brick chimneys with decorative brickwork located on the South and East facades and the brick chimney on the North facade
  8. The East facade's garden entrance which protrudes at an angle with engaged Corinthian columns flanking the doorway
  9. Second storey sleeping porch addition on the Northeast corner of the house
  10. All brick walks and drive on the property and the brick sidewalk running parallel to Maine Street
  11. The carriage house at the rear of the lot with the following features:
    - a. cut stone first-storey
    - b. wood shingle surfaces from second-storey to roofline
    - c. primary hip roof with a secondary gable on the South facade
    - d. small round dovecote on the East end of the hip roof
    - e. round tower on the Southwest corner of the structure
    - f. all door and window openings, including the framework and glazing

Statement of the Historical and Architectural Significance

Isaac Lesem was born in Bavaria in 1832. After immigrating to the United States, he worked as a clerk in a dry goods store in St. Louis, Missouri. Lesem moved to Quincy in 1856 and went into the dry goods business with his brother, Solomon. By 1864, the business changed to a wholesale company. As the company prospered, the brothers expanded the business with a clothing factory. Isaac Lesem helped build two significant buildings in

downtown Quincy, 135-137 North Third Street (currently the Third Street Bar and Grill), and Noxall Factory on the Southeast corner of Third and Vermont Streets.

In addition to a flourishing business, Isaac Lesem was involved in many civic organizations. He served as a trustee for the Illinois Deaf and Dumb Asylum for four years, a member of the State Board of Education for ten years, a leader of the local Republican Party, and a member of the Hebrew Congregation, serving as its president for twenty years.<sup>1</sup> Isaac Lesem and his wife, Catherine (Katie), had five children: Rebecca (married Joseph Kaufmann), Jenny (married Harry Nelke), Emma, Lena, and Alexander. After Catherine's death in 1890, Isaac married Mrs. Ellen Altman.

The house Isaac Lesem built at 1449 Maine Street is also significant for its architectural design. The Isaac Lesem House is an outstanding example of high-style Queen Anne. Its complicated massing, surfaces, and detail pull together for a rich composition. The carriage house is also a tremendous asset to the property. It stands as an elaborate example of carriage houses in Quincy.

There have been a few changes to the house from the original design. A porte cochere on the West side of the house that was removed by the Carrotts about 20 years ago. Also, the classical-inspired wrap-around porch was constructed around 1910.

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<sup>1</sup> Landrum, Carl "Factory Owner and Merchant". The Quincy Herald Whig. 27 May 1979 p. 4E.

The porch replaces a smaller porch with a gable roof.<sup>2</sup>

Harvey Chatten, a native of Quincy, was a prominent local architect. In addition to the Isaac and Ellen Lesem house, he designed many significant structures in Quincy between 1885 and 1928 including the Richard F. Newcomb House at 1601 Maine Street, the Theodore Curtis and Eleanor A. Poling House at 2016 Jersey,<sup>3</sup> the Quincy High School which was located at the Southeast corner of 12th and Maine Streets and demolished in the 1950's, and the City Hall Building at Third and Hampshire.<sup>4</sup> Chatten trained in the prominent architecture office of Robert Bunce, as well as those of some Boston architects. He was also well known for his bass voice, which was considered by many to be one of the finest in the country.<sup>5</sup>

The Isaac and Ellen Lesem house is listed on the National Register of Historic Places as a contributing property of the East End Historic District. The property was also presented with a plaque from Quincy Preserves in 1993.

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<sup>2</sup> "The Four Hundred". The Quincy Herald Whig. 1 January 1896.

<sup>3</sup> Wilcox, David. Representative Men and Homes, Quincy, Illinois, 1899.

<sup>4</sup> Chatten's Architectural License, documented by Gardner Museum of Architecture and Design

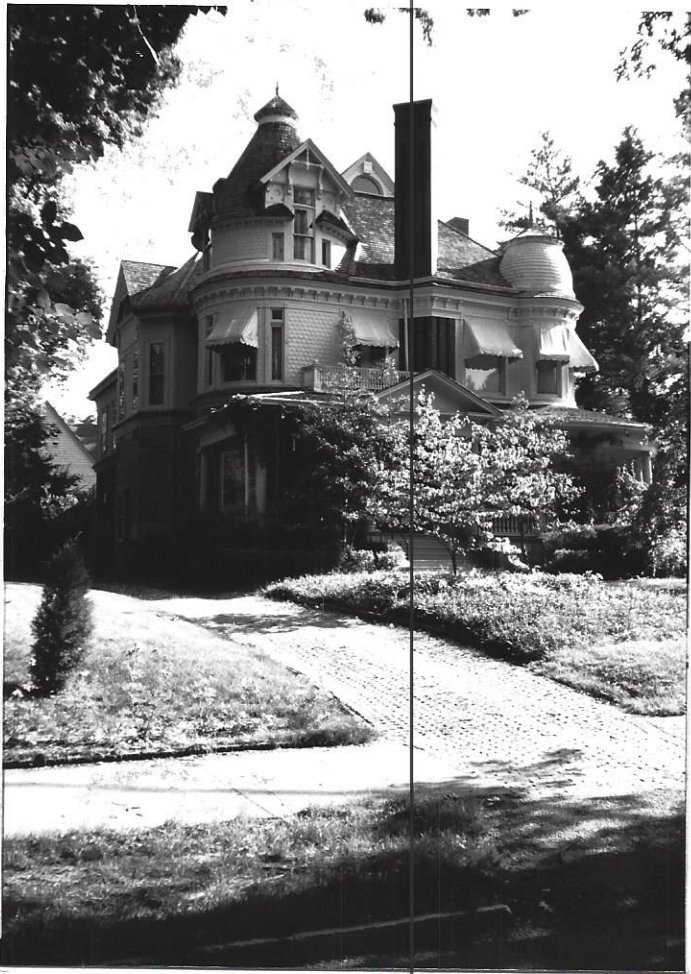
<sup>5</sup> Wilcox, David. Representative Men and Homes, Quincy, Illinois, 1899

Full Legal Description

A part of Lot Thirty-four (34) in Nevin's Addition to the City of Quincy, Adams County, Illinois, described as follows: Commencing at a point on the North line of Maine Street in the said City of Quincy Eighty-three (83) feet East of the Southwest corner of said Lot Thirty-four (34), running thence North Two-hundred and fifteen (215) feet, more or less to the East line of said Lot Thirty-four (34), thence South along the East line of said Lot, Two-hundred and fifteen (215) feet more or less to the North line of Maine Street, thence West Ninety-three (93) feet more or less to the place of the beginning.

BIBLIOGRAPHY

- Census, 1860. Quincy Public Library.
- Chatten, Harvey. List of works, Gardner Museum of Architecture and Design.
- Deed Book 299. Page 88, Recorder of Deeds Office, Adams County Courthouse.
- Deed Records, 1855-1944. Recorder of Deeds Office, Adams County Courthouse.
- "Four Hundred, The". The Quincy Herald Whig, 1 January 1896.
- Landrum, Carl. "Factory Owner and Merchant," The Quincy Herald Whig, 27 May 1979, p.4E Col. 1.
- Quincy City Directories, 1889-1899. Historical Society of Quincy and Adams County.
- Sanborn Fire Insurance Maps, 1893, 1927. Quincy Public Library.
- Survey of Buildings. 1449 Maine. Quincy Preservation Commission, 1985.
- Tax Records, 1890-1894, 1897-1910. Gardner Museum of Architecture and Design.
- Wilcox, David. Quincy and Adams County, 1919.
- ibid. Representative Men and Homes, Quincy, Illinois, 1899. Illinois: David Wilcox Publisher, 1899.



South facade from the West-Shows the asymmetrical massing and placement of the tower, turret, chimney on the South facade and the windows



South facade from the East-Shows the asymmetrical massing, the turret, tower, chimneys, porch and placement of windows



West facade-Shows the stone first story from the front and the brick first story on the rear with wood siding on the second story, also shows the placement of windows and the brick drive on the West edge of the property



East facade-Shows the stone first story on the front and the brick first story on the rear with wood siding on the second story, also shows the second floor sleeping porch addition and the garden entry that protrudes at an angle



Detail of the tower on the Southwest corner with conical roof, conical cap and finial, windows and decorative dormer with turned wood truss, brackets, and carving



Detail of the Southeast corner of the wrap-around porch with Ionic columns, wood vaulted ceiling, wood railing and turned wood balustrade, and wood cornice with dentils



Detail of the wrap-around porch-Shows the wood vaulted ceiling, Ionic columns, wood rail and turned wood balustrade, also shows the wood steps leading from the drive to the West



Detail of the pediment above the front steps to the porch-Shows the wood front steps and the semi-circular arch door opening beyond



Detail of the porch-Shows the Composite column with copper molding above, the vaulted ceiling the the wood rail and turned wood balusters



Detail of a first story window on the South facade with semi-circular stone arch opening, leaded glass toplight and plate glass window below



Detail of the lower part of the East chimney, also shows the stone first story and the wood siding on the second floor



South facade-Shows the chimney with decorative brickwork, also shows the tower, turret, and porch



Detail of the sleeping porch on the second story of the rear wing with wood frame, windows and supported by a brick pier



Detail of the brick drive on the West edge of the property



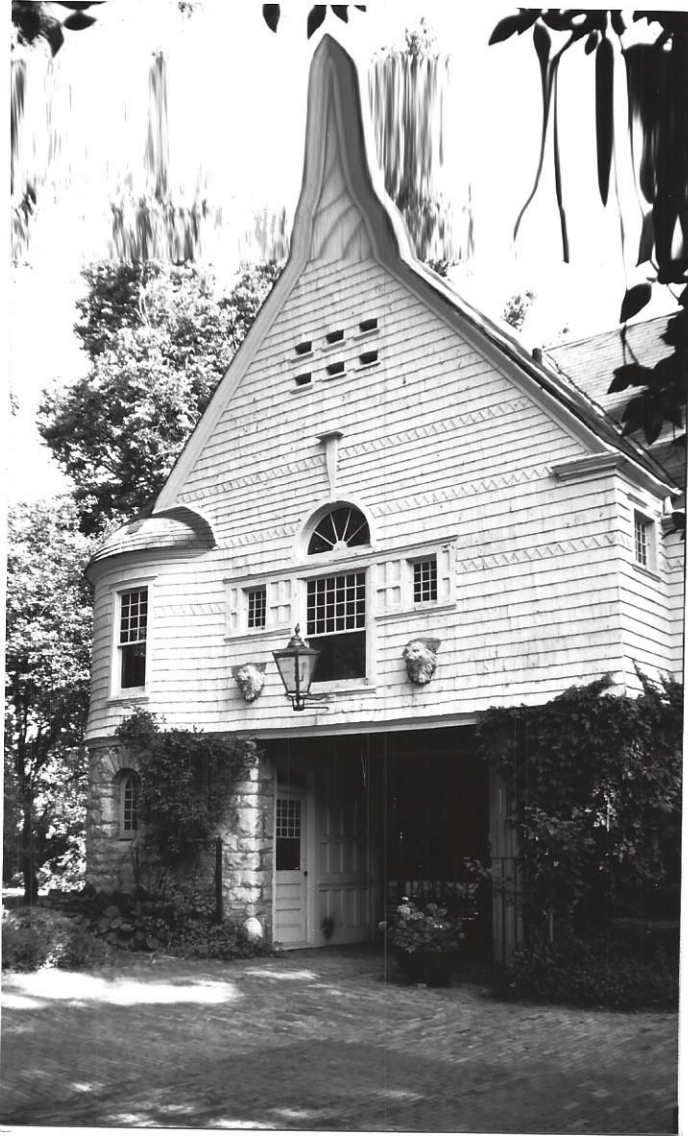
North facade-Shows the entry porch, the wood siding on the second story, and the brick chimney, also shows the the brick driveway



Detail of the garden entry on the East facade that protrudes at an angle; the double doorway is flanked by Corinthian columns



Carriage house from the Southeast corner



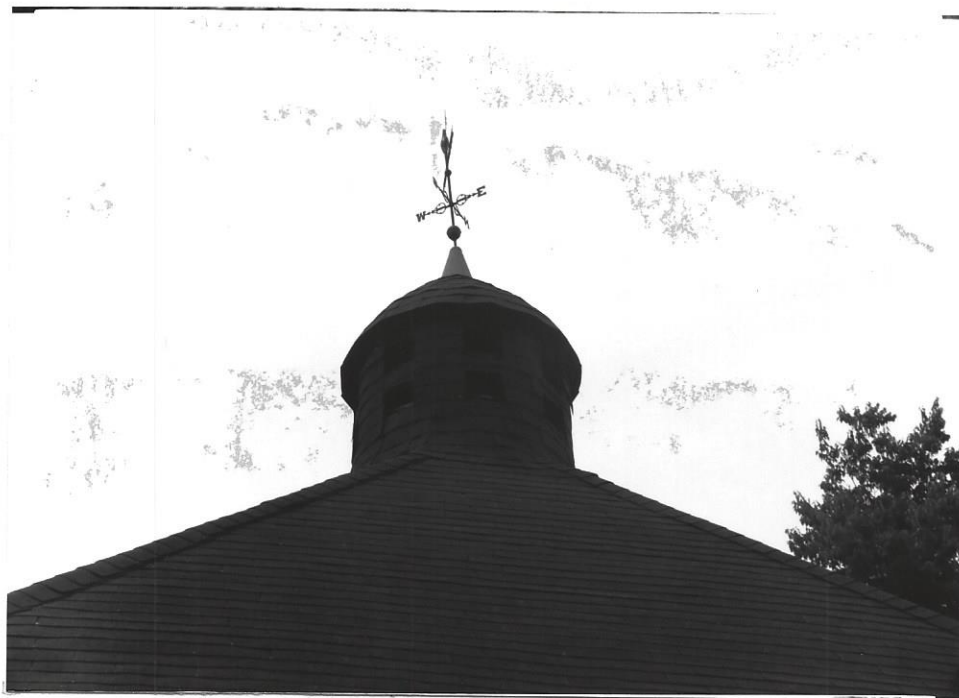
South facade of the carriage house- Shows the stone first story, the wood shingle second story, the tower and the gable with the Palladian window configuration



South facade of the carriage house- Shows the stone first story, the wood shingle second story, the hip roof, and dovecote



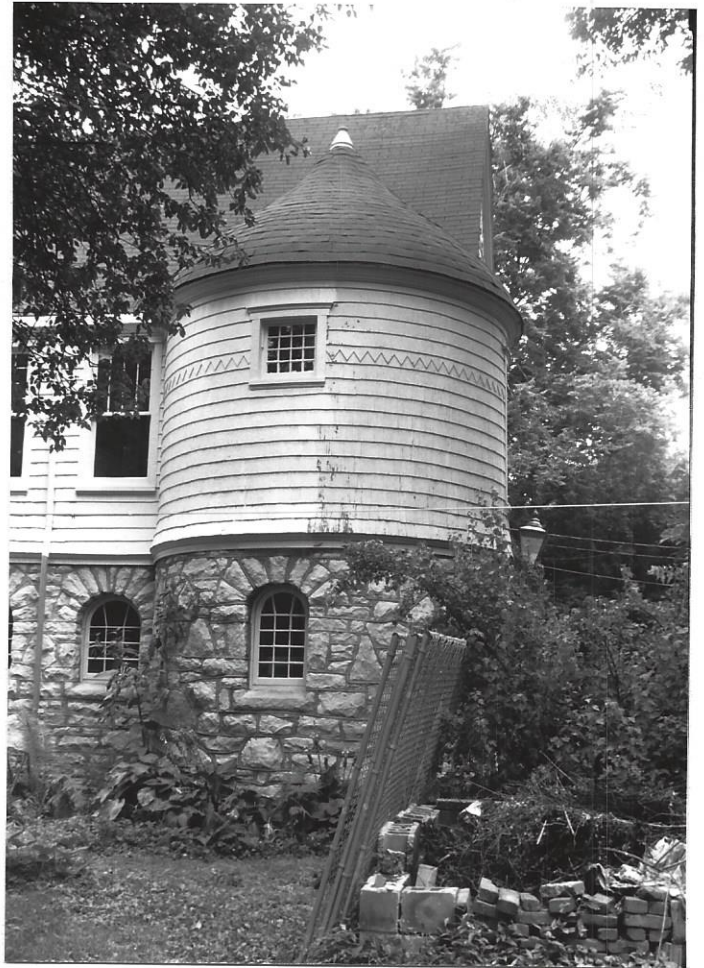
West facade of the carriage house-Shows the stone first story and the wood shingle second story, the placement of window openings and the connection of the wall and tower



Detail of the dovecote on the hip roof of the East end



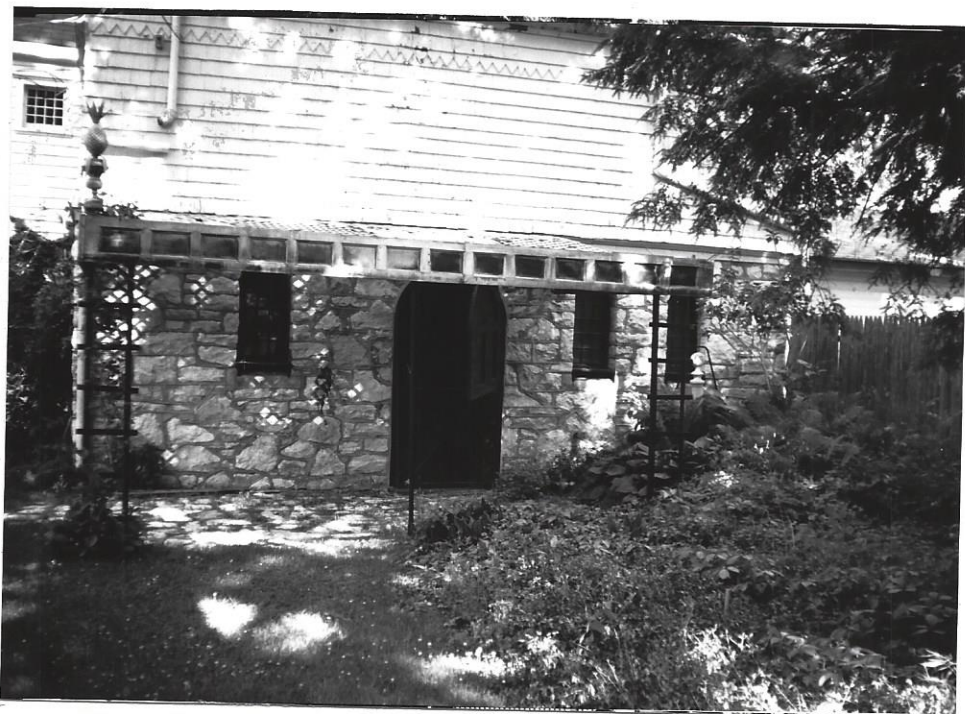
Detail of the carriage house tower from the South—Shows the stone first story and the wood shingle second story, and the dome roof, and the connection of the wall and tower



Detail of the carriage house tower from the West—shows the Stone first story and the wood shingle second story, and the dome and finial



Detail of the Palladian window configuration on the South facade of the carriage house



Detail of the door and window openings on the East facade of the carriage house