

APPLICATION FOR LANDMARK OR HISTORIC DISTRICT
QUINCY PRESERVATION COMMISSION

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

COPY

Applicant's Name Tanya Hilliard - OPC 1994 Summer Intern

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:

S.J. Lesem Building

135 & 137 North Third Street

Quincy, IL 62301

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

Lawrence Swearingen

406 Limerick Quincy, IL 62301

(217) 222-8517

Style Commercial Italianate

Date of Construction 1871

Architect or Builder unknown

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. Four-storey brick construction with limestone foundation and flat roof
 2. Cast iron quoins that visually strengthen the corners
 3. Windows on the second and third storeys are framed by two cast iron square engaged columns, architrave and segmental arch and a stone sill supported by two small brackets
 4. The fourth floor windows are framed by cast iron carved surrounds, capped by cast iron triangular pediments, and are connected by a continuous stone sill that stretches across the entire facade with a brick beltcourse supporting the sill
 5. A soldier brick corbelling carries the cast iron cornice and central pediments; paired brackets, modillions and rosettes. The inscription in the pediment reads "ERECTED BY S.J. LESEM, BRO & CO. 1871."
 6. The cornice continues on the North facade with the only difference being that there are double brackets at either end and single brackets in between. The cornice is discontinued on
- (Significant Features Cont'd on Landmark Application - Page 3)

Landmark/Historic District Application - Page 2

Provide a statement of the historical and architectural significance of the proposed Landmark or proposed District. Note classification of building(s) included in any historic district or survey, or listed on the National Register of Historic Places:

SEE LANDMARK APPLICATION - PAGE 3

Provide legal description of Landmark as found on deed:

SEE LANDMARK APPLICATION - PAGE 5

Why do you think this property merits designation? Check appropriate item(s):

Architecture Persons ___ Event(s) Prominent Landmark
___ Historical ___ Unusual Use ___ Other _____

Is owner aware of this application? ___ Yes ___ No

Does owner consent to this designation? ___ Yes ___ No ___ Don't know

George Willard
Signature of Applicant

OFFICE USE ONLY:

Filed at Quincy Preservation Commission Office Date _____

Preservation Commission Preliminary Review Approved _____
Disapproved _____ Date _____

Meeting with Property Owner Date _____

Public Hearing Date _____

Preservation Commission Decision on Recommendation to Designate Approved _____
Disapproved _____ Date _____

City Council Decision on Designation by Ordinance Approved _____
Disapproved _____ Date _____

(Revised July 1994)

- the West and South facades
7. The windows on the second, third and fourth storeys of the North facade have cast iron carved surroundings, are capped with cast iron triangular pediments and the stone sills are supported by two small brackets. On the first floor level, there are four small rectangular openings with carved surrounds and cornice, supported by two brackets, and one full size window, matching those on the second, third, and fourth floors, located at the far West end of the facade
 8. The West facade windows have segmental brick arches and stone sills, and there are two large segmental brick arched openings at the basement level
 9. The East facade first floor has a cast iron fluted Corinthian Column at both corners of the storefront. The entire first storey is capped with a plate metal cornice, A remodelling of the storefront occurred after 1913 by the Quincy Casket Company that included the following elements: the limestone base that extends across the entire facade, brick pilasters with smooth-cut beltcourse and stone capitol that has three carved circles, and brick infill between the pilasters surrounding the window and door openings

Statement of Historical and Architectural Significance

The S.J. Lesem Building is one of Quincy's most important examples of the commercial Italianate style and the landmark structure of the city's once thriving warehouse district. It is also significant for its association with Isaac Lesem, a leading figure in the post-Civil War Jewish business community that shaped much of Quincy's early economic life. The Lesem Building was just one of four components of a block known in 1875 as Wholesale Row. This row of buildings, three of which still exist today, was erected of similar style, detail, and scale.

Wholesale Row was not the dream of one man, but of four: W.S. Warfield, Frederick W. Meyer, Gustave Levi, and Isaac Lesem. The land was purchased by these men for the sum of twenty-seven

hundred dollars on June 12, 1871. Within days, the parties had agreed upon a twenty-four foot alley running North-South along the Western edge of the tract, thus allowing service access along the back of the lot. Within two weeks, Solomon J. Lesem, Isaac's brother and a manager of his own dry goods business in New York City, became involved in the project. For a sum of four thousand dollars, S.J. Lesem and his two brothers, Isaac and Mark, became the owners of the lot commonly known as 135 and 137 North Third. This is lot one which now carries the ware house that housed the family business, S.J. Lesem, Bro and Co., a dealer and manufacturer of dry goods. At the same time, Meyer and Warfield bought out the shares in the adjacent forty-four feet, lot two which housed their grocery store. But not until the late 1870's was the remainder of the tract (lots three and four) broken down among individuals. The Lesem brothers owned both lots one and four, Warfield owned lot two, and Meyer owned lot three.

S.J. Lesem Bro and Co. was first located at 337 and 339 Hampshire Street, opening October 21, 1871, and moved to the Lesem building on February 29, 1872. In 1879, Solomon returned to New York City, leaving Isaac in charge of the business in Quincy. The Lesem Brothers Dry Goods Company occupied the building until the death of Isaac, the sole owner of the time.

Isaac Lesem had many interests during his life in Quincy. He served as the president of Ricker National Bank, the president

of the Quincy Exposition, the vice-president of the People's Savings, Loan, and Building Association, the vice-president of the Hebrew's Relief Society, a trustee of the Illinois Deaf and Dumb Asylum, and a member of the State Board of Education.

S.J. Lesem Building's Uses

1871-1900	Lesem Bro. Dry Goods Co.
1900-1903	Vacant
1904-1912	Hargadine and McKittrich Dry Goods Co. (also took over the factory on 3rd and Vermont Streets)
1913-1977	Quincy Casket Co.
1978	The Catacombs
1979-1980	Vacant
1981-1991	Pinnochio's Restaurant
1991-Present	Third Street Bar and Grill

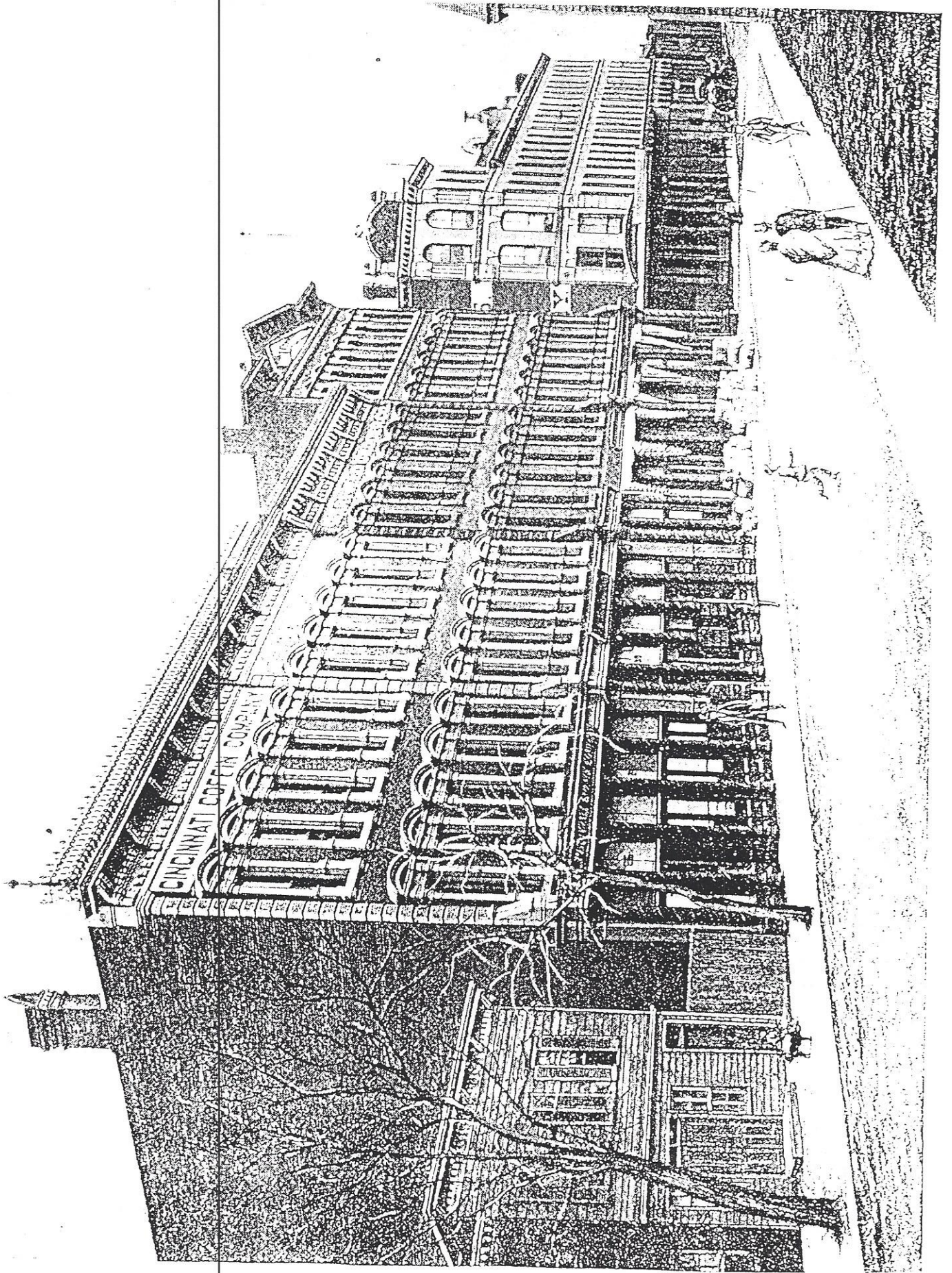
Research and original application by Ellen Stone, 1990 Gardner Museum summer intern; additional research and current application by Tanya Hilliard, Quincy Preservation Commission 1994 summer intern.

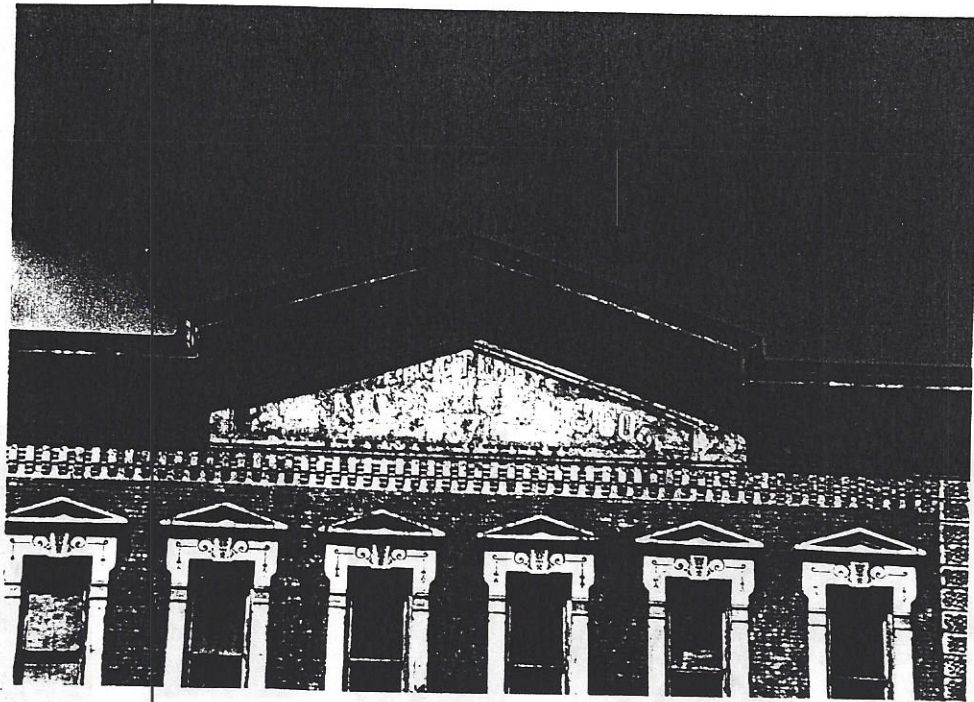
Full Legal Description

Parts of Lots One (1) and Two (2) in Block Fourteen (14) in the Original Survey of the Town, now City of Quincy, Adams County, Illinois, described as follows: Beginning at the Northeast corner of said Lot One (1), thence West on the North line of said Block Fourteen (14) to the west line of the East half of Lot Two (2) in said Block, thence South Forty-four (44) feet to the place of beginning, the West Twenty-four (24) feet of said above described particularly set forth in a certain alley-way easements and others to Isaac 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.

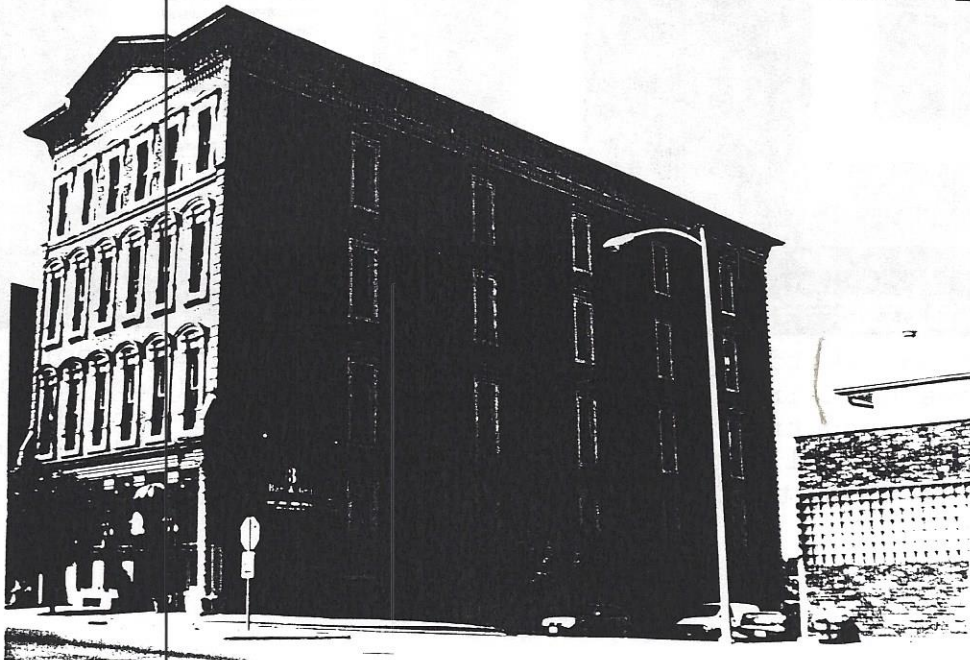
BIBLIOGRAPHY

- Census, 1860. Quincy Public Library.
- Deed Book, 514. Page 1935. Recorder of Deeds Office, Adams County Courthouse.
- Landrum, Carl. The Quincy Herald Whig. May 27, 1979.
- Quincy City Directories, 1869-1993. Historical Society of Quincy and Adams County.
- Sanborn Fire Insurance Map, 1883.
- Wilcox, David. Quincy and Adams County

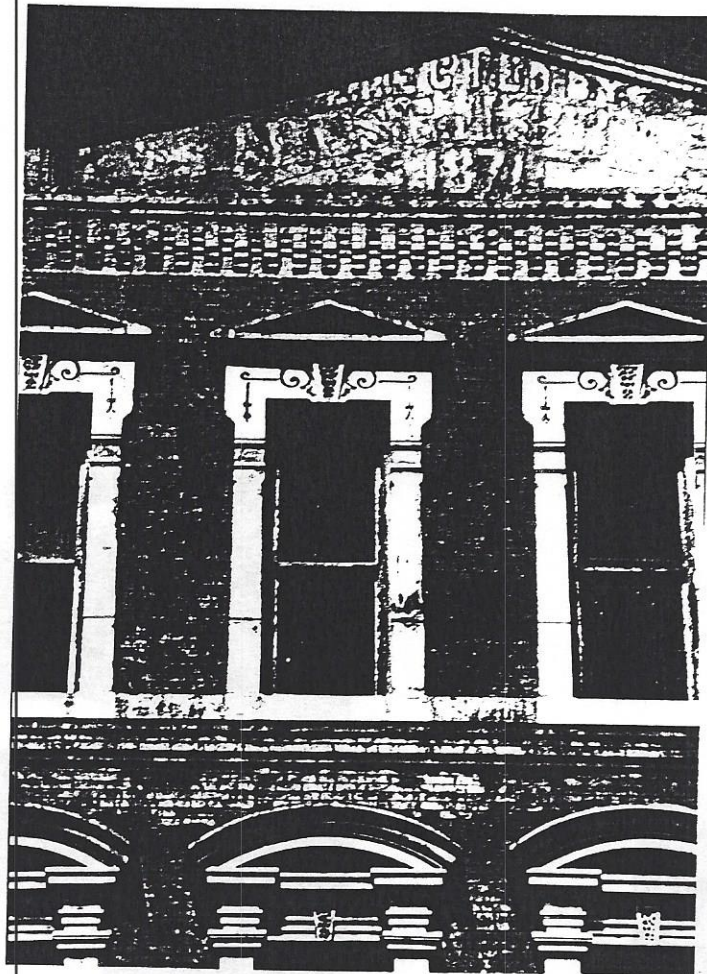




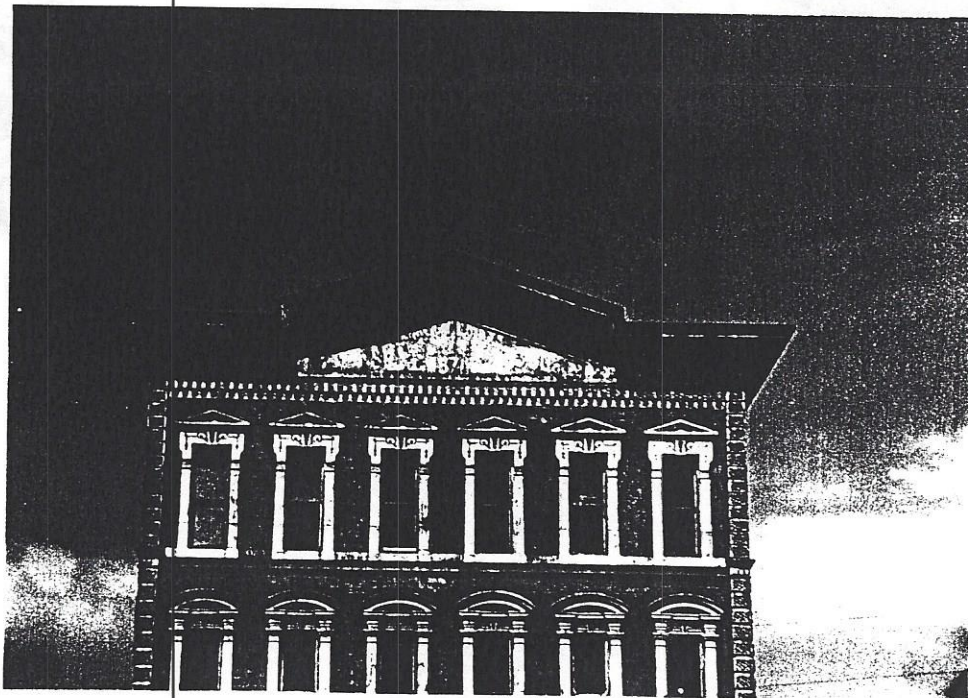
Detail of the cornice on the East facade-Shows a soldier brick corbelling that carries the cast iron cornice and central pediment, paired brackets, modillions, and rosettes; the inscription in the pediment reads, "ERECTED BY S.J. LESEM, BRO & CO. 1871"



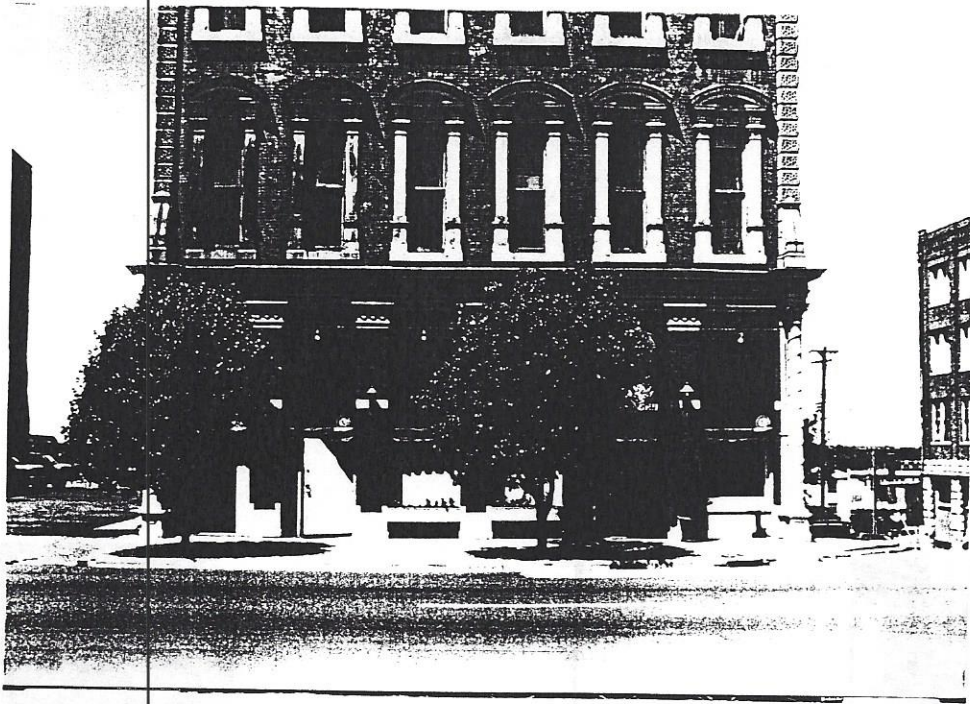
North facade-Shows placement of the window and door openings and the cornice at the roofline



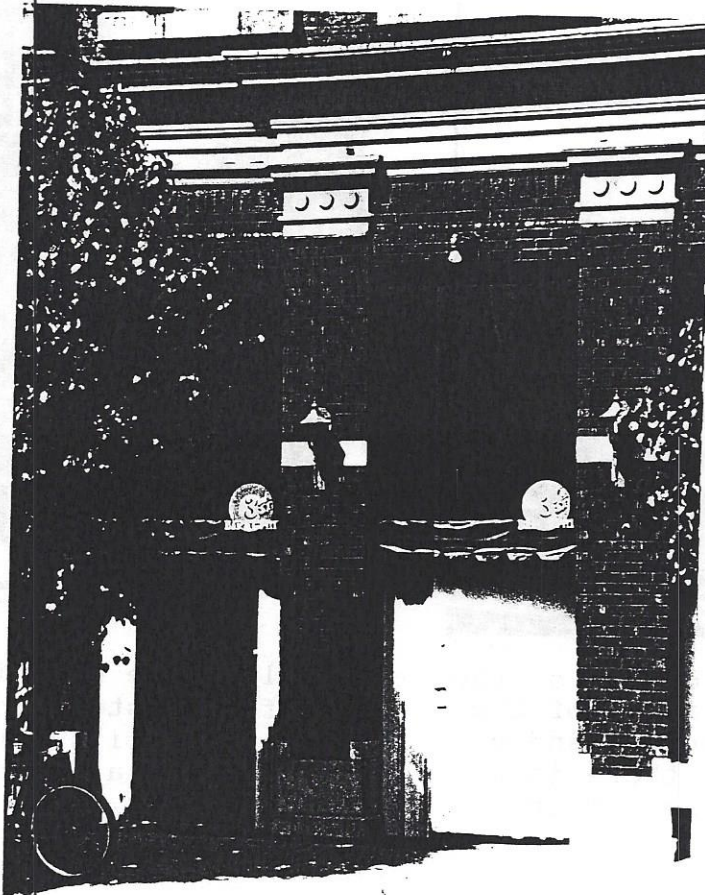
Detail of the fourth floor windows on the East facade that are framed by cast iron carved surrounds, capped by cast iron triangular pediments and are connected by a continuous stone sill supported by a brick beltcourse



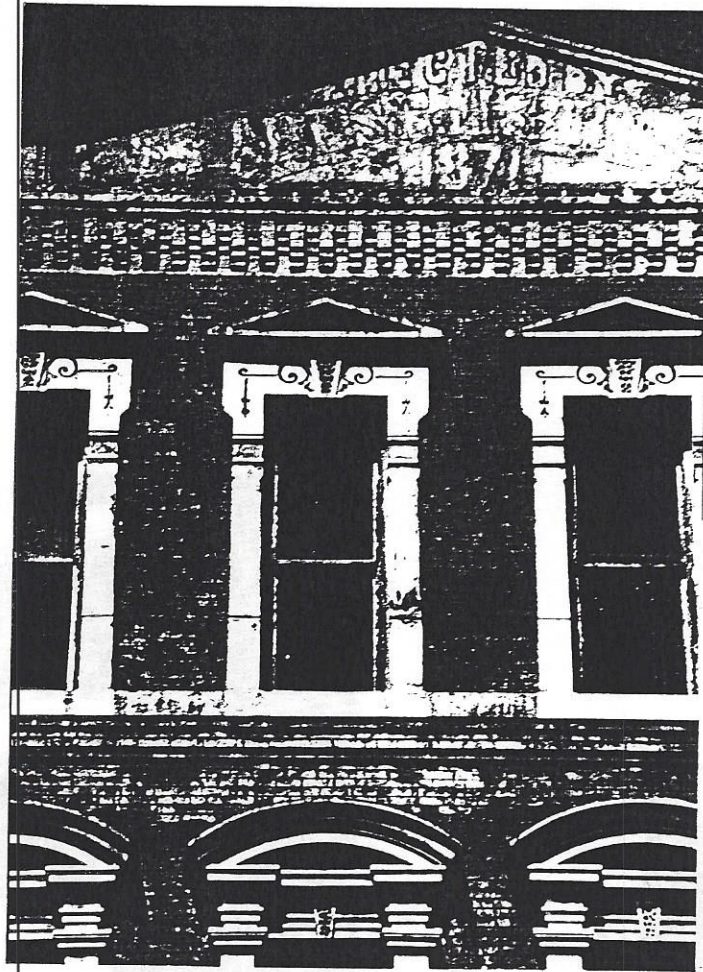
Detail of the cornice on the East facade with a soldier brick corbelling carrying a cast iron cornice and central pediment; paired brackets, modillions and rosettes, and an inscription reading, "ERECTED BY S.J. LESEM, BRO & CO. 1871."



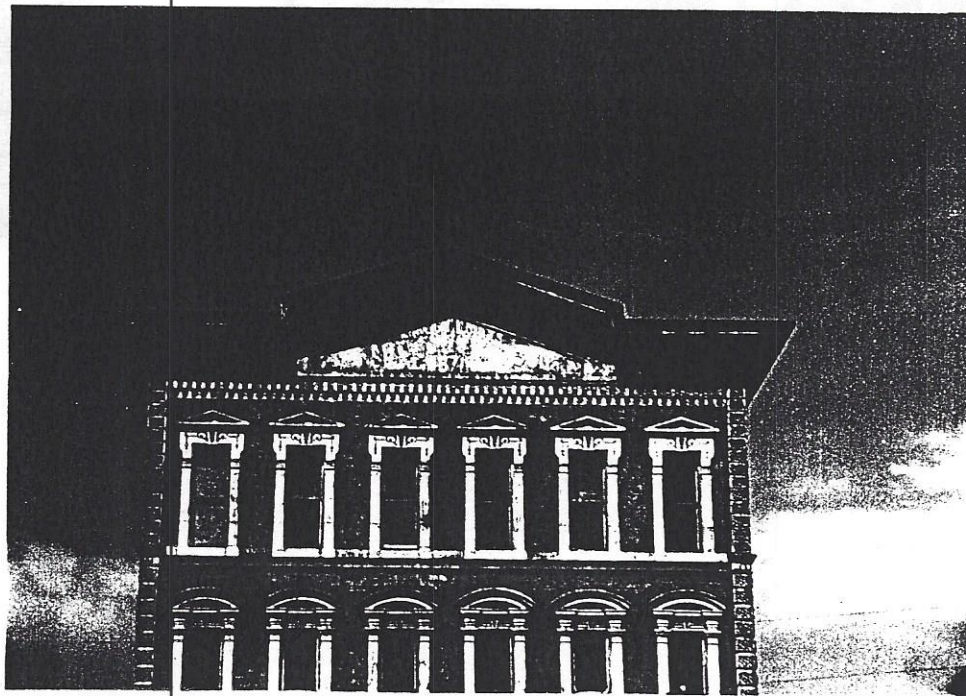
Detail of the storefront on the East facade—Shows the plate metal cornice, and bays separated by the post-1913 brick pilasters and the cast iron columns on the ends of the storefront



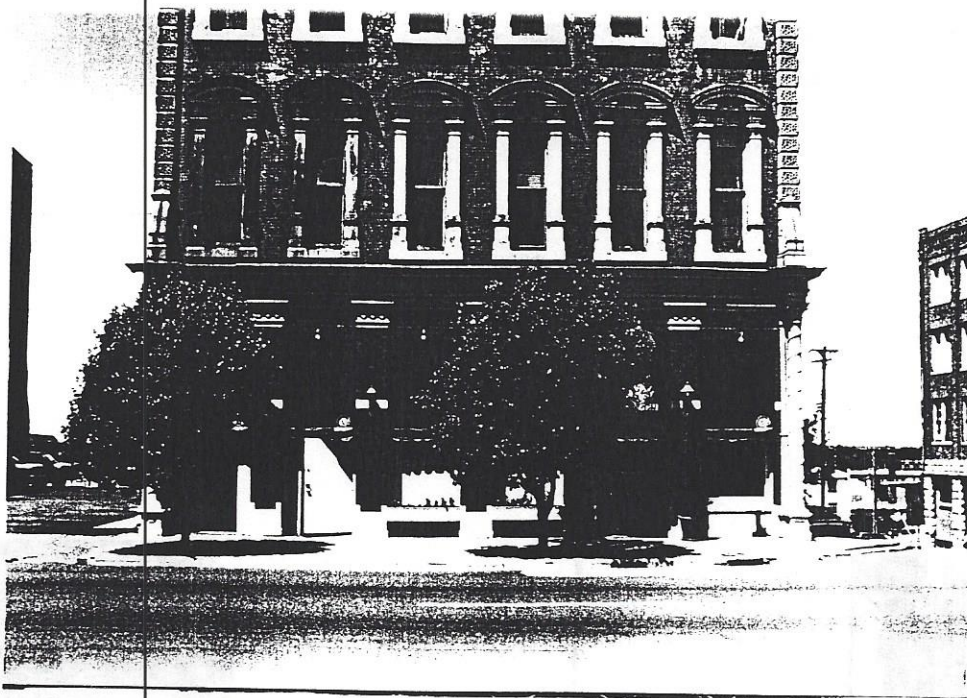
Detail of the brick pilasters with stone water table, smooth-cut stone beltcourse and stone capital with three carved circles; also shows the brick infill between pilasters and plate metal cornice



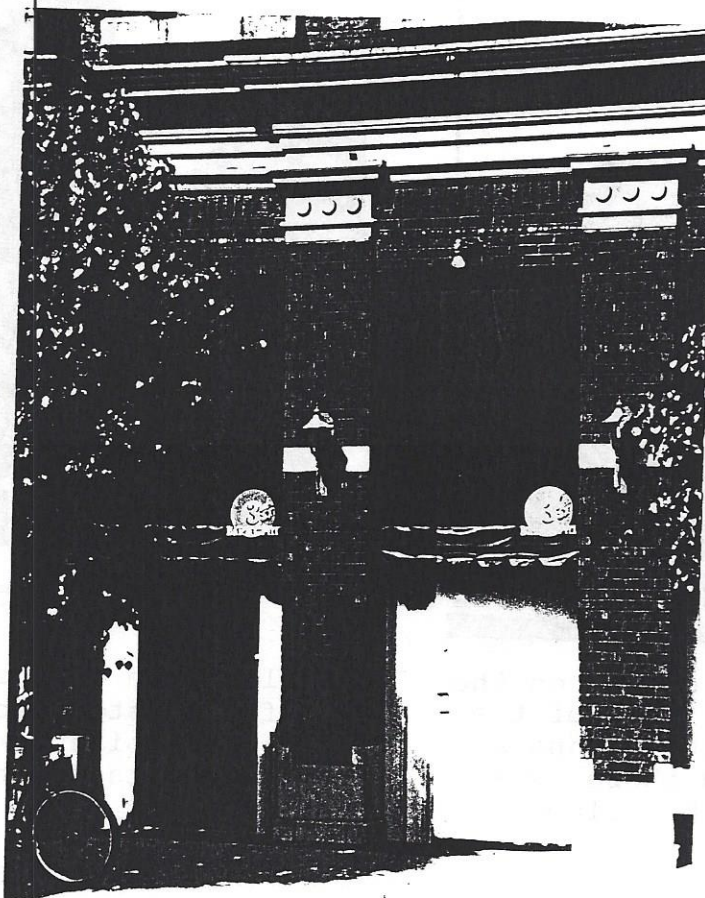
Detail of the fourth floor windows on the East facade that are framed by cast iron carved surrounds, capped by cast iron triangular pediments and are connected by a continuous stone sill supported by a brick beltcourse



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Detail of the storefront on the East facade-Shows the plate metal cornice, and bays separated by the post-1913 brick pilasters and the cast iron columns on the ends of the storefront



Detail of the brick pilasters with stone water table, smooth-cut stone beltcourse and stone capital with three carved circles; also shows the brick infill between pilasters and plate metal cornice