

APPLICATION FOR LANDMARK OR HISTORIC DISTRICT
QUINCY PRESERVATION COMMISSION
200 North 8th, Suite 102
Quincy, Illinois 62301 Telephone 228-4515

Applicant's name Gardner Museum of Architecture and Design

Mailing address 332 Maine Street

Telephone number 217/224-6873

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

The Fries/Kespohl House, 331 College Street

Name and address of property owner(s), if different from applicant _____

Robert R. & Amy Anderson, 331 College Street

Description and physical appearance of proposed Landmark or Historic District:

The Fries/Kespohl House, located at 331 College Street, is an Italianate house dominating a small northern hill overlooking Quincy and the Mississippi River. The house is two-story, T-plan, brick Italianate and is adorned by a wrap-around front porch, wooden shutters and has large cornices with paired brackets.

Describe the architectural features of the building(s). Include photograph of facade of building(s) or photographs of groups of structures for Historic District: (Include map for Historic District.)

The Fries/Kespohl House was built in 1866, according to city tax records. It is identical in style, massing, circulation, and craftsmanship to the Meyer House, located next door at 323 College. The Fries/Kespohl House is constructed of brick, laid in English common bond, and rises two stories to a wooden cornice and a simple hip roof. The cornice is relatively austere for the Italianate style with only a narrow fascia board and paired brackets as decoration. The house has two chimneys with decorative features including brick corbeling and a dog-tooth course. The windows are typically rectangular with stone lintels and sills.
(continued on Page 3)

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Provide a statement of the architectural and historical significance of the proposed Landmark or District. Note the classification of the building if it is included in any historic district or survey, or listed on the National Register of Historic Places. If possible, provide statements of architectural significance by persons with expertise in the subject, their qualifications, and not presently a member of Quincy Preservation Commission:

The Fries/Kespohl House is significant as typical middle-class Italianate Housing stock of the post-Civil War period. Ludwig Fries was typical of Quincy's entrepreneurial class just after the Civil War. Prior to and during the Civil War, Fries operated the Farmers' House (hotel) and later a distillery.

(continued on page 3)

Provide legal description of Landmark as described on deed:

331 College --- Lot 8 in Block Twenty-two (22) in Willard Keyes'
A Addition to the City of Quincy.

Why do you think this property merits designation? Check appropriate items:

☒ Architecture ☒ Person(s) ☐ Event(s) ☒ Prominent Landmark
☐ Activities ☐ Unusual Use ☐ Other _____

Is owner aware of this application? ☒ Yes ☐ No

Is owner willing to consent to designation of property? ☒ Yes ☐ No
☐ Don't Know

/s/ Ellen Stoner, Summer Intern,
Signature Gardner Museum

7-19-90

Date

3-2-92
Date filed at Preservation Office

FOR OFFICE USE ONLY:

Quincy Preservation Commission preliminary review

Approved ☒
Disapproved ☐

Date 4-7-92

Quincy Preservation Commission decision on
designating Ordinance

Approved ☒
Disapproved ☐

Date 6-11-92

OTHER Adopted City Council 8-10-92
Approved " " 8-11-92

(REVISED - 5/89)

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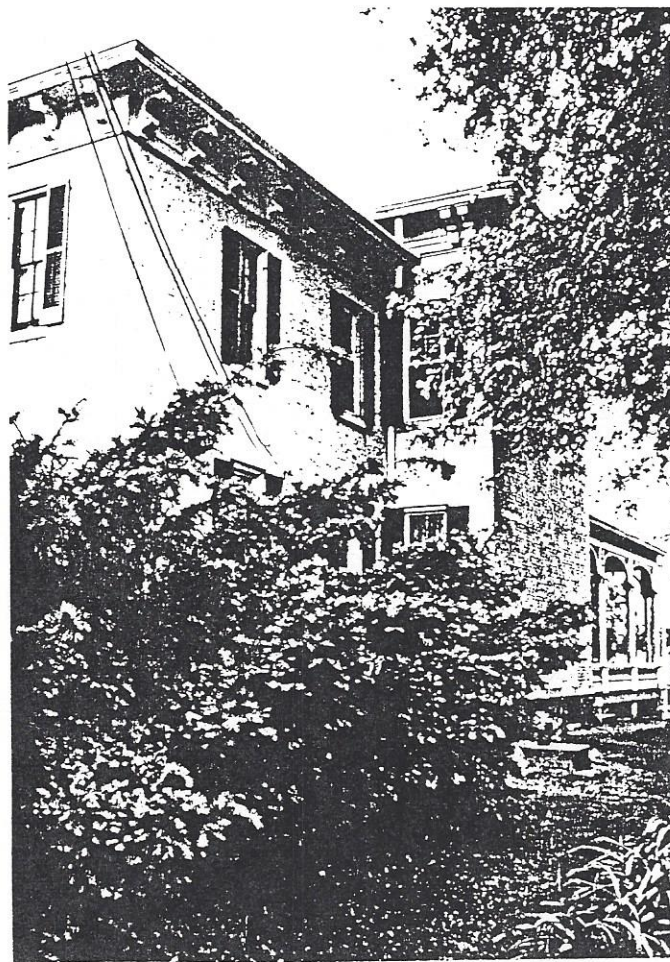
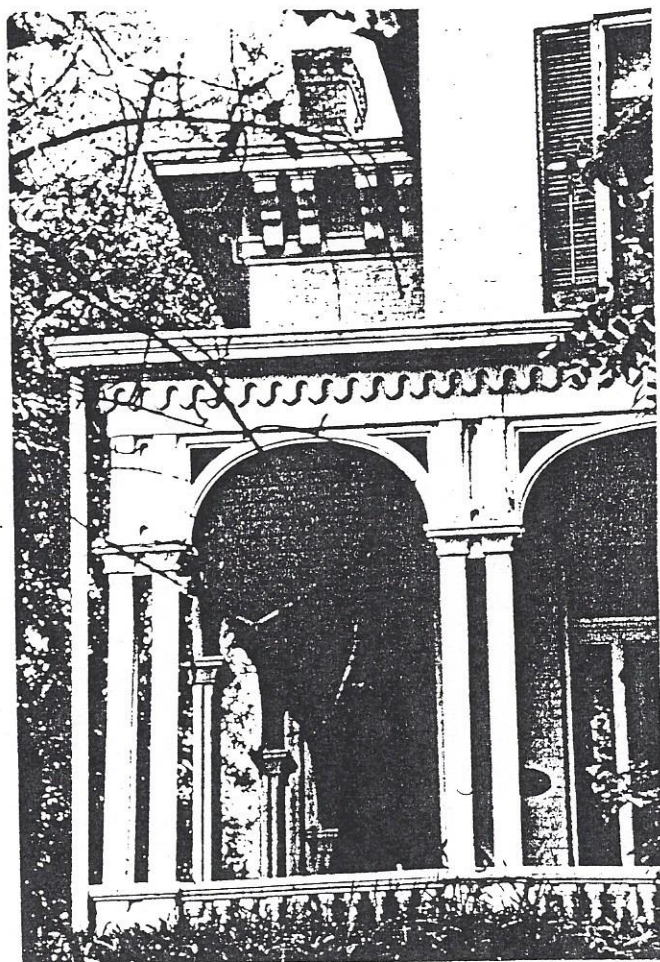
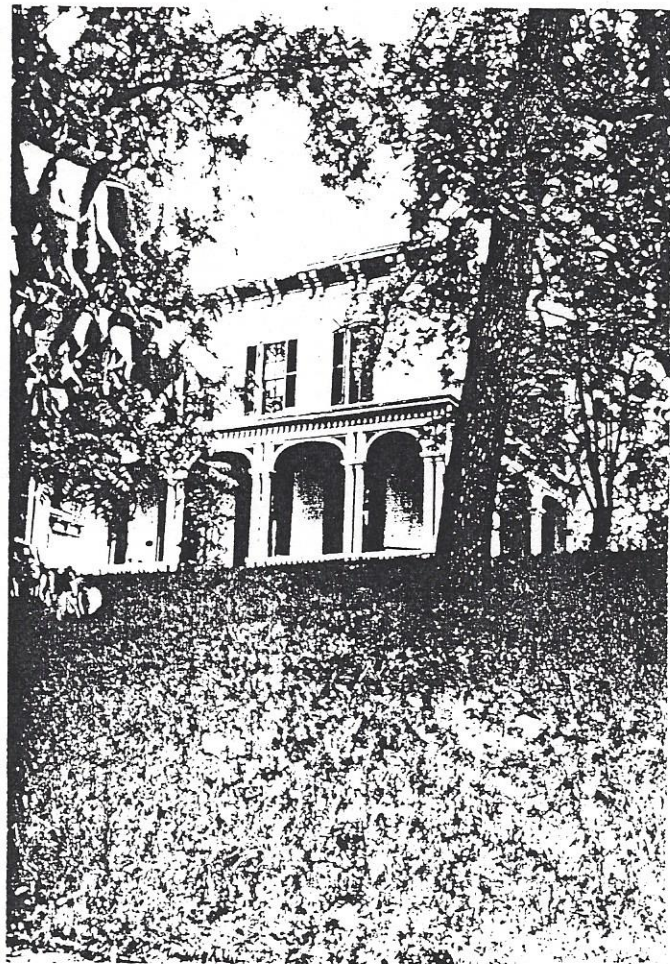
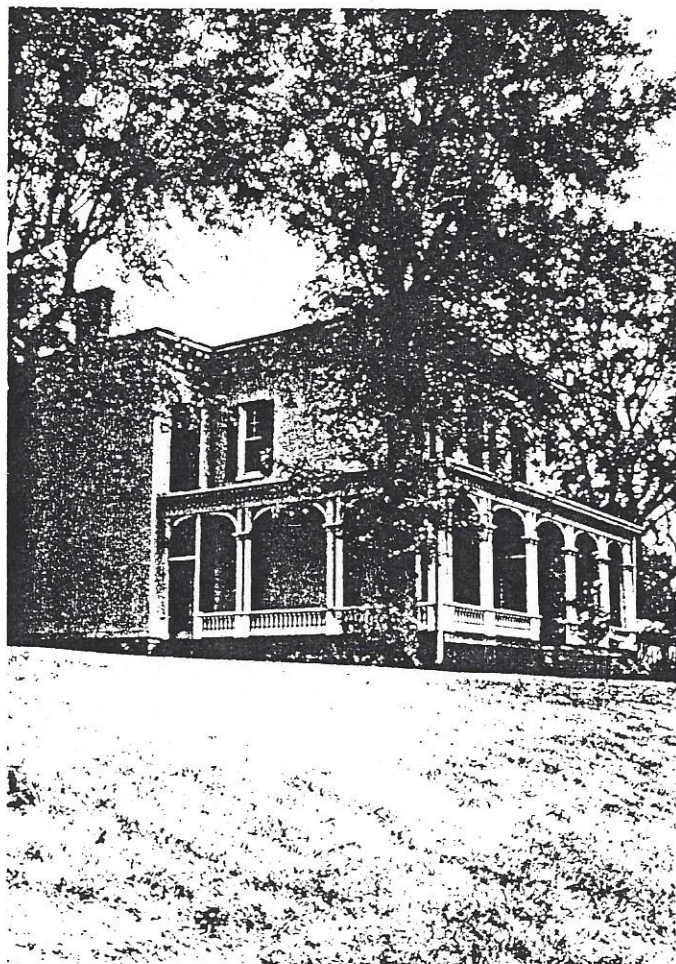
ARCHITECTURAL FEATURES (cont'd.)

Another dominate feature of the house is the wrap-around front porch which hugs the central portion of the main block. The one-story wooden porch has paired columns connected by elliptical arches, a scalloped cornice and a recently added balustrade. The service wing of the house is also two stories but is capped by a simplified cornice with single brackets. This house differs slightly from the Meyer House next door, in that shutters have been added and the front first floor windowsill has been lowered. Also differing from the Meyer House (which has a new double front door), the Fries/Kespohl House retains its authentic glass transom and side lights at the front entrance.

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE (cont'd.)

Originally the entire block was purchased by the Board of Directors of the Chicago Theological Seminary on August 1, 1864. The Board, having little use for the land, sold the tract to William Cramer and Ludwig Fries on April 24, 1865. The following day, the two men entered into a deed of conveyance for the purpose of partitioning and selling of the land. This deed resulted in Cramer owning the north half of the block, lots 1-4, and Fries owning the south half, lots 5-8. On December 16, 1865, George T. Meyer and his wife, Louisa, purchased lot seven (7) from Fries for the sum of \$3,000. The following year, the two identical Italianate homes were constructed. The social connection between Fries and Meyer is not clear, but having identical houses constructed simultaneously leads one to conclude that the men were not merely business acquaintances but friends.

The third man to come into contact with the property was Henry A. Kespohl, a local family grocer. Kespohl was a citizen of Quincy from 1857 until his death in 1893. The Kespohl family lived above their family store, located at 153 State Street, for many years and in 1869 moved to the Fries house which they later purchased in 1883. In 1867 and 1869, three significant events occurred to prompt the relocation of Kespohl and his family to the house at 331 College: (1) The Street Railroad and Carry Co. opened its first rails in 1867, allowing the business people of Quincy to live in single family homes removed from downtown and their places of business; (2) Ludwig Fries died on October 9, 1867, leaving his widow, Johanna Fries, with the house; and (3) Meyer and Kespohl became partners and opened a wholesale grocery in 1869. The grocery business was very prosperous for Meyer and Kespohl, becoming one of the leading suppliers of the city and the entire Midwest. In 1875, with further expansion of their grocery, Meyer and Kespohl erected a three-story building on North Third Street between Hampshire and Vermont. At the time, the location was ideal for several other wholesale businesses, such as S. J. Lesem Bro. & Co., and Warfield Grocery Co., operating from the same district known as Wholesale Row.



ELM

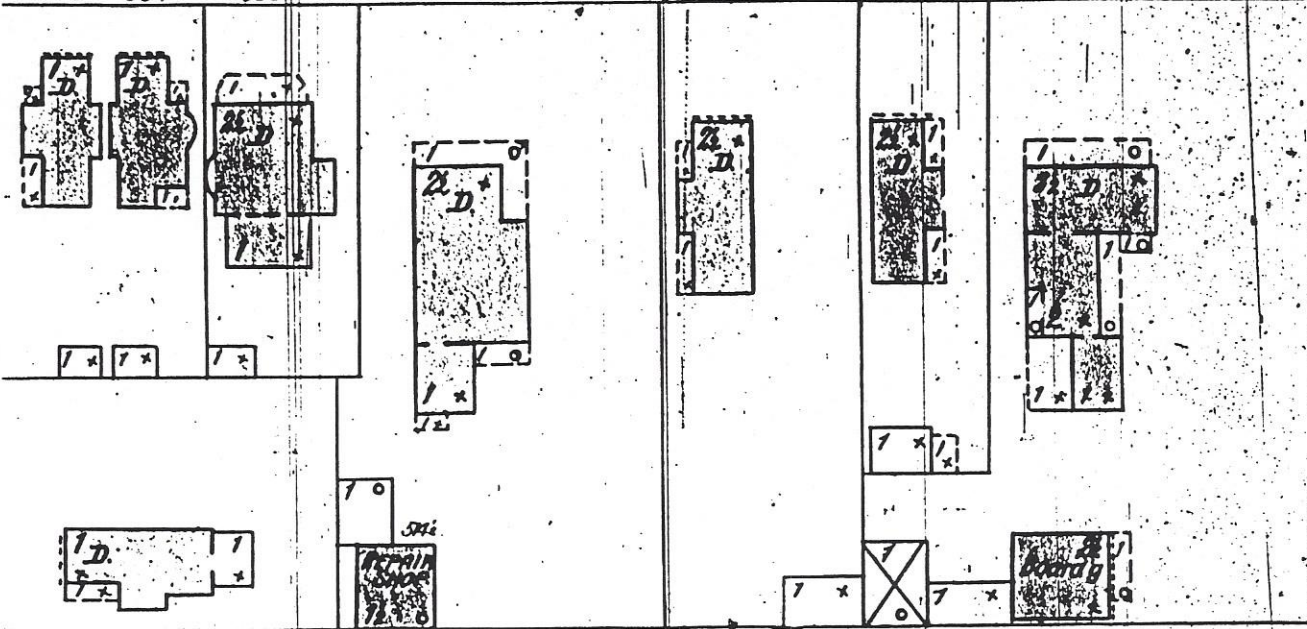
6" W. PIPE

66

(218)

T.H.

300 304 308 314 318 330 332

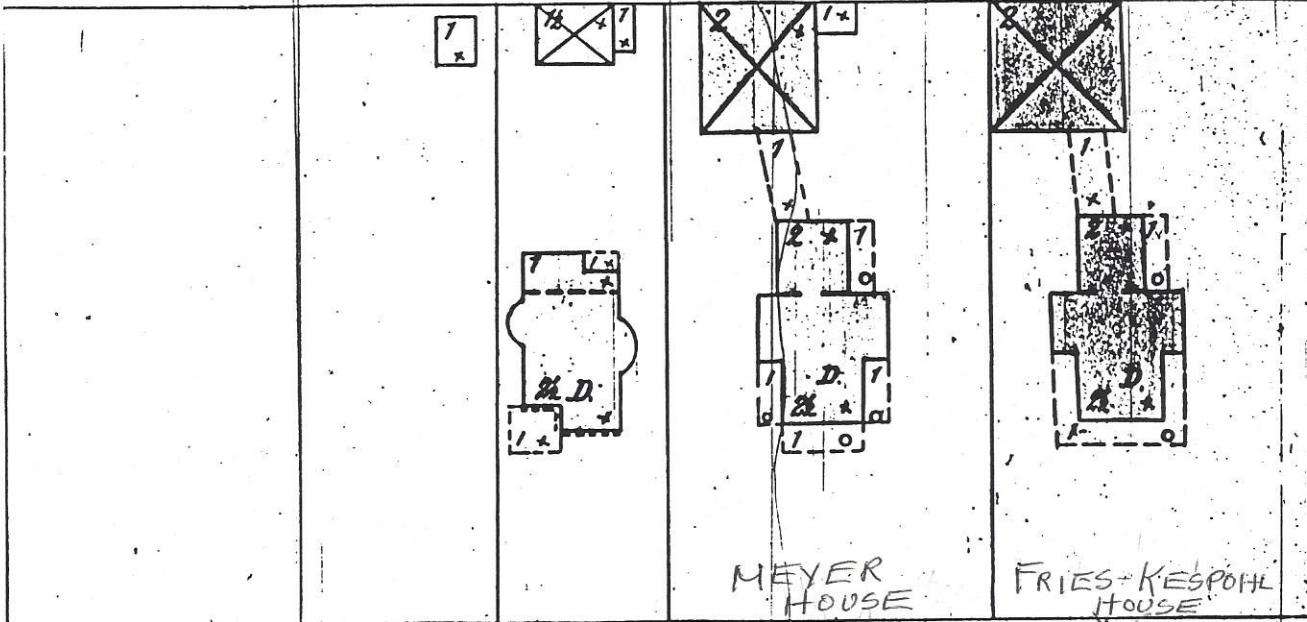


ST.

N. 4TH

711

4



T.H.

6" W. PIPE

66

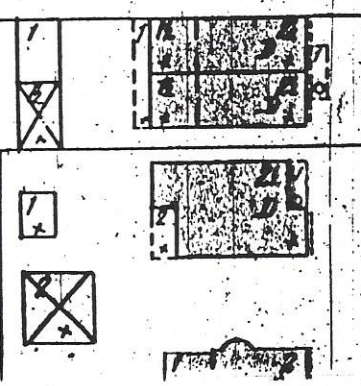
(217)

COLLEGE STREET

300

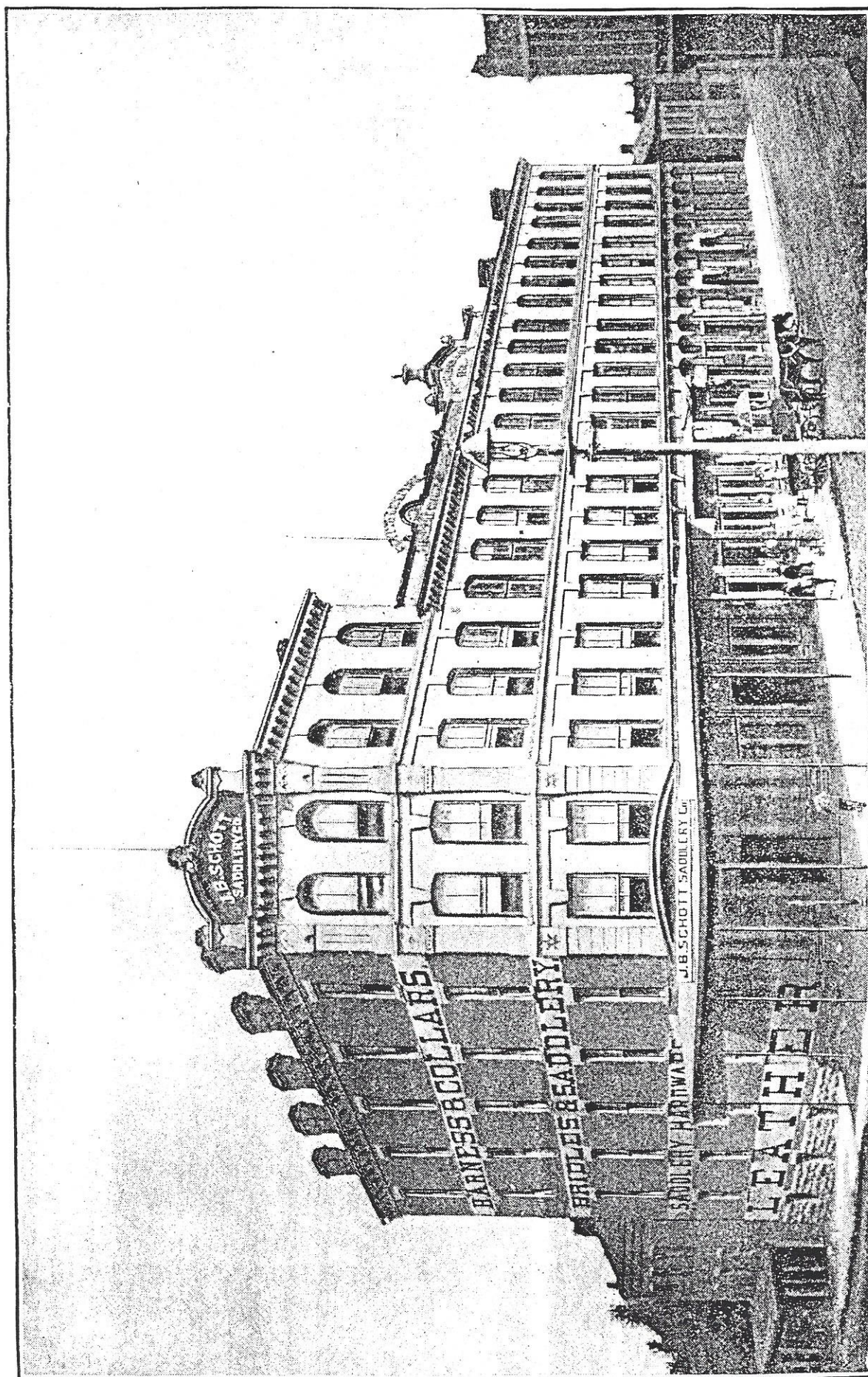
310

1898 SANBORN ATLAS.



629 631 633

5



Third Street, Looking North from Hampshire.