

# Supplementary Listing Record

NRIS Reference Number: BC100001926

Date Listed: 1-5-2018

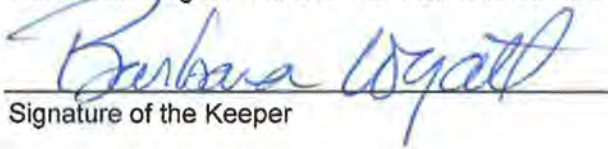
Property Name: LaSalle Commercial Historic District

County: LaSalle

State: IL

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
Signature of the Keeper

1-26-18  
Date of Action

=====  
**Amended Items in Nomination:**

The following evaluations in the La Salle Downtown Historic District nomination are changed from contributing to noncontributing:

637 First Street and 845 First Street

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority** (without nomination attachment)

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name LaSalle Downtown Commercial District

other names/site number \_\_\_\_\_

Name of Multiple Property Listing \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number 400 to 800 blocks of First Street (both sides); the 900 and 1000 blocks of First Street (north side); the 400 to 700 blocks of Second Street (both sides); and the 100 and 200 blocks of Wright, Gooding, Marquette and Joliet streets  not for publication

city or town LaSalle  vicinity

state Illinois county LaSalle zip code 61301

## 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 at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

[Signature] Date 11/06/2017  
Signature of certifying official/Title: Deputy State Historic Preservation Officer

Illinois Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:) by Barbara Loyall 12-28-17

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
95	17	buildings
		site
		structure
		object
95	17	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- Commerce/trade
- Business
- Professional
- Organizational
- Specialty store
- warehouse

**Current Functions**

(Enter categories from instructions.)

- Commerce/trade
- Business
- Professional
- Organizational
- Specialty store

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late Victorian: Italianate, Queen Anne, Romanesque Revival, Colonial Revival

Late 19<sup>th</sup> and early 20<sup>th</sup> century American movements: Commercial style

**Materials**

(Enter categories from instructions.)

foundation: Limestone, concrete, brick  
Wood, stone, terra cotta, stucco, ceramic tile, glass, synthetics

walls: (aluminum)

roof: Asphalt shingles, rolled composition roofing

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

#### **Summary Paragraph**

The LaSalle Downtown Commercial District includes the 400 to 800 blocks of First Street, the 900 and 1000 blocks of First Street (north side only), the 400 to 700 blocks of Second Street, and the 100 and 200 blocks of Wright, Gooding, Marquette and Joliet streets. The downtown is a traditional small business district that combines commercial and public buildings mainly dating from the 1870s through the 1920s. Commercial buildings were originally occupied by a variety of uses, including retail, offices, garages, auto dealerships, and department stores. The downtown also features two high style public buildings—LaSalle City Hall and the city’s former post office—as well as a club building/meeting hall that was erected by the Knights of Columbus, a fraternal organization. The oldest buildings are strung out along First Street while larger early 20<sup>th</sup> century buildings are generally located along Second Street. The district features a total of 114 properties: 95 were identified as contributing, 17 were identified as non-contributing, and 2 of the buildings -- Hotel Kaskaskia at 217 Marquette Street and the LaSalle City Hall at 745 Second Street --are individually listed on the National Register of Historic Places. The district exhibits sufficient integrity for listing on the National Register.

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### **Narrative Description**

LaSalle is in northeastern Illinois, about 95 miles southwest of Chicago. The city, which is located in LaSalle County, has a population of about 10,000. The city boundaries extend from the Illinois River and the Illinois and Michigan Canal about a mile northward to the vicinity of Interstate 80, and from the city of Peru on the west to the village of Utica on the east. Starved Rock State Park is located about five miles to the east of the city. LaSalle’s Downtown Commercial District is situated on a bluff overlooking the canal and river. The stretch of historic canal within the city boundaries remains watered and retains two of its stone lift locks. Lock 14 has been restored and its wooden gates reconstructed. Lock 15 is largely submerged but its upper courses of stone remain visible. It is situated in-between the former Canal Boat Basin (to the east) and Steamboat Basin (to the west), the outlines of which remain discernible.

The LaSalle Downtown Commercial District exhibits a grid street pattern with its two primary streets—First and Second—oriented in an east-west direction. Midwestern towns of the mid to late 19<sup>th</sup> century often have a linear configuration, where commercial buildings extend along a single thoroughfare that parallels a major transportation route, such as a road, river, or railroad. In the case of LaSalle, First and Second streets parallel the I&M Canal, the Illinois River, and the railroad tracks situated below the bluff. Its secondary cross streets—Wright, Gooding, Marquette and Joliet—descend southward to the waterways and train tracks. The downtown is compact and walkable and its wide streets readily accommodate the automobile with diagonal parking. A small number of narrow service alleys run behind properties. Typical streetscape characteristics of a small town business district are found in LaSalle: uniform setbacks, party walls, front sidewalks at the curb line, and street lamps.

Downtown buildings are generally brick and are one to three stories in height with flat roofs. Both First and Second Streets exhibit a distinctive appearance. First Street—originally known as Main Street—is LaSalle’s oldest commercial thoroughfare. Its cohesive streetscapes feature a generally uniform

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appearance with small scale buildings about 25 feet in width that share party walls. Most buildings along First Street date to the late 19<sup>th</sup> century and Italianate is the predominant architectural style. The 700 block of First Street in downtown LaSalle exhibits the city's best-preserved cluster of canal-era commercial buildings. Most blocks along First Street are intact, except for the south side of the 600 block where several buildings have been razed.

In contrast, Second Street was generally developed in the early 20<sup>th</sup> century. Its buildings—and those on its cross streets—are typically larger, freestanding, and feature a variety of architectural styles. Examples include the Colonial Revival style Hotel Kaskaskia, the French Eclectic style LaSalle City Hall, and the Commercial style Turk (formerly Hummer) furniture store (now vacant). A number of vacant lots are located on the 400 block of Second Street and a municipal parking lot is situated on the 500 block of Second Street (south side).

Typical alterations to downtown district resources include the remodeling of storefronts, modifications to upper-floor windows, the removal of a building's original cornice and/or decorative detailing, and in some cases, the installation of new sheathing. For example, the 637 First Street Building is covered with pebble dash panels. In a few cases, several adjacent buildings have been "slipcovered," that is, their upper floors have been visually unified by the installation of a synthetic material. Such is the case with the 845 First Street Building. The 749 First Street Building, built in the 1870s/80s, was re-clad with white glazed brick in the 1920s and provided with unique ceramic tile detailing. Such changes represent owners' attempts to update their buildings and accommodate them to changing uses. If such modifications appear to have been undertaken during the period of significance and the building retains an historic appearance it is considered contributing to the district.

Buildings considering non-contributing to the district are those that are either outside of the period of significance or display alterations that appear to have been undertaken post-1965. In addition, buildings that have experienced drastic alterations that have rendered them unrecognizable as historic resources are also considered non-contributing to the district. However, if non-original materials are removed and sufficient historic fabric remains intact, those buildings could be considered contributing to the district in the future.

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**Table of Resources in the LaSalle Downtown Commercial District<sup>1</sup>**

Resource No.	Location/ Historic Name	Date	Architectural Form/Style	No. stories	C/NC	Original and later uses
1	410 First St./ Commercial Hotel	1870s/80s	Two-part commercial block/gable front	2	C	Hotel
2	414 First St	1880s/90s	Two-part commercial block	2	NC	Horseshoeing
3	425 First St. Fitch's Laundry	1890s	Enframed window wall/Sullivan-esque detailing	2	NC	Laundry until early 1970s
4	440 First St. no. 1	1965	One-part commercial block	1	C	Grocery
5	440 First St. no. 2	Ca. 1910	One-part commercial block	1	C	Varied garages until 1935
6	443 First St./ Herreke Hardware	1925	Two-part commercial block	2	C	Hardware store
7	444 First St.	1860s	Warehouse	1	C	warehouse
8	451 First St./ Central Garage	Ca. 1905	Two-part commercial block/Italianate	2	C	Garage
9	501-05 First St./ Purity Drugs	Ca. 1960	Two-part commercial block	2	NC	Drug store until 1968
10	502 First St.	1870s/80s	One-part commercial block	1	C	Agricultural warehouse
11	504 First St.	1870s/80s	One-part commercial block	1	C	Agricultural warehouse
12	511 First St.	unknown	Two-part commercial block	2	NC	Unknown
13	516 First St.	1930s	Two-part commercial block	2	NC	Roofing Company
14	517-521 First St.	1870s/80s	Two-part commercial block	2	C	Saloon
15	520 First St	1890s	Two-part commercial block	2	C	Plumber
16	524 First St.	1880s	Two-part commercial block	2	C	Laundry
17	525 First St.	1870s/80s	Two-part commercial block/Italianate	2	C	Grocery
18	527-53 First St./ The Star Grocery	1860s/70s	Two-part commercial block/Italianate	3	C	Grocery until 1940s
19	532 First St.	1870s/80s	Two-part commercial block	3	C	Saloon
20	535 First St.	1870s/80s	Two-part commercial block/Italianate	3	C	Retail and saloon
21	540 First St. Wisconsin Hotel	1890s	Two-part commercial block/Romanesque Revival	3	C	Hotel until 1950s; later fraternal meeting hall
22	543 First St.	1870s/80s	Two-part commercial block/Italianate	3	C	Retail and saloon

<sup>1</sup> Construction dates and information on original building uses were obtained from the following source: Historic American Buildings Survey. An Inventory of Historic Structures within the Illinois and Michigan Canal National Heritage Corridor, Volume III: LaSalle (Washington, D.C.: National Park Service, U.S. Department of the Interior, 1986).

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Resource No.	Location/ Historic Name	Date	Architectural Form/Style	No. stories	C/NC	Original and later uses
23	545 First St.	1870s/80s	Two-part commercial block/Italianate	2	C	Clothier and tailor
24	552 First St./ Firestone Tires	Mid-1940s	One-part commercial block	1	C	Tire store
25	559 First St.	1910s/20s	Two-part commercial block	2	C	Saloon/grocery/ Masonic Hall
26	602-10 First St/ Cawley Building	1961	One-part commercial block	1	C	Catalog center
27	601 First St./ Woolworth	1956	One-part commercial block	1	NC	five and dime store
28	614 First St. Sears Catalog Building	Ca. 1960	One-part commercial block	1	C	Office
29	613 First St.	1870s/80s	Two-part commercial block/slipcover facade	3	NC	Clothiers, grocery, hardware, LaSalle Times
30	620 First St.	1870s	Two-part commercial block		C	Baker
31	627 First St.	1880s	Two-part commercial block/Italianate	3	C	Hardware store
32	629 First St./Eureka Savings and Loan	1870s/80s	Two-part commercial block/Italianate	3	C	Savings and loan
33	633 First St.	1870s/80s	Two-part commercial block	3	C	Barber shop and saloon
34	637 First St./ Brown's Dry Goods Store	1856	Two-part commercial block/slipcover facade	3	C	Dry goods store
35	641 First St./ LaSalle House	1870s/80s	Two-part commercial block/Italianate	3	C	Boarding house
36	649-55 First St.	1870s/80s (west) Ca. 1930 (east)	Two-part commercial block/slipcover facade	3	NC	Retail (east half) Five and dime (west half)
37	654 First St./ LaSalle State Bank	1925	Temple Front/Neoclassical	4	C	Bank (original and current)
38	700 First St./ Jerry Lewis Cinema	1972	One-part commercial block	1	NC	Cinema; later comedy club
39	701 First St.	1870s/80s	Two-part commercial block/Italianate	2	C	Dry goods, druggist, tailor
40	709 First St.	1880s	Two-part commercial block/Italianate	2	C	Millinery
41	713 First St.	1870s/80s	Two-part commercial block/Art Deco detailing	2	C	Saloon
42	716-718 First St.	1870s/80s	Two-part commercial block/Queen Anne	2	C	Harness shop and bakery
43	721 First St.	1880s	Two-part commercial block	2	C	Hardware store until 1940s
44	723 First St.	1870s/80s	Two-part commercial block/Italianate	2	C	Varied retail
45	726 First St.	1870s/80s	Two-part commercial block/Italianate	3	C	Photographic art gallery

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Resource No.	Location/ Historic Name	Date	Architectural Form/Style	No. stories	C/NC	Original and later uses
46	728 First St.	1880s	Two-part commercial block/Italianate	2	C	Saloon
47	729 First St.	1880s	Two-part commercial block/Italianate	3	C	Dry goods store
48	732 First St.	1870s	Two-part commercial block/Italianate	2	C	Harness making
49	733 First St.	1870s/80s	Two-part commercial block/Italianate	2	C	Grocery
50	737-41 First St.	1880s	Two-part commercial block	2	C	Dry goods
51	745 First St.	1870s/80	Two-part commercial block/Italianate	2	C	Grocer
52	749 First St.	1880s	Two-part commercial block/Art Deco detailing	2	C	Dry goods
53	754 First St./ Koenig Building	1910	Two-part commercial block/eclectic detailing	2	C	Harness making
54	757 First St.	1870s	Two-part commercial block/Italianate	2	C	Bakery
55	801-815 First St.	Ca. 1905	Two-part commercial block/Italianate	2	C	Saloon, furniture
56	802 First St./ LaSalle Buick	Ca. 1940	Two-part commercial block/Art Moderne	2	C	Auto dealership
57	814 First St.	1880s	Two-part commercial block	2	C	Unknown; tinner starting in 1911
58	817 First St.	1880s	Two-part commercial block/Romanesque Revival	2	C	Shoes/dry goods
59	821 First St.	1880s	Two-part commercial block	2	NC	Dry goods
60	822 First St.	1870s/80s	One-part commercial block	1	C	Cobbler
61	825 First St.	1961	One-part commercial block	1	NC	Men's clothier
62	828 First St.	Ca. 1905	One-part commercial block	1	C	Tailor
63	838 First St.	Ca. 1930	One-part commercial block	1	C	Auto wrecking company
64	845 First St.	1880s	Two-part commercial block/slipcover	2	C	Misc. retail/services
65	848 First St.	1920s	One-part commercial block	1	C	Garage
66	851 First St.	1880s/90s	Two-part commercial block/Romanesque Revival	2	C	Ice house
67	853 First St.	1870s/80s	Two-part commercial block/Italianate	2	C	Grocery
68	854-858 First St.	Ca. 1900	Two-part commercial block/Queen Anne	2	C	Blacksmith & dairy
69	901-09 First St.	1910	One-part commercial block	1	C	Unknown



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Resource No.	Location/ Historic Name	Date	Architectural Form/Style	No. stories	C/NC	Original and later uses
70	913 First St.	1880s	Two-part commercial block	2	C	Leather store
71	917 First St.	1870s/80s	Two-part commercial block	3	C	Meat market
72	921 First St.	1880s	Two-part commercial block	2	C	Grocery
73	925 First St.	1880s	Two-part commercial block	2	C	Saloon
74	931 First St.	Ca. 1910	One-part commercial block	1	C	Clothier
75	935 First St.	Ca. 1900	Two-part commercial block	2	C	Grocery
76	937-941 First St.	1880s	One-part commercial block	1	C	Newspaper/ confectionary
77	945 First St.	1880s	Two-part commercial block	2	NC	Saloon and cigar factory
78	121 Tonti St.	Ca. 1925	Gas station	1	C	Gas station
79	1001 First St.	1880s/90s	Two-part commercial block	2	C	Unknown
80	1015 First St.	1910s/20s	One-part commercial block	1	NC	Unknown
81	1015-23 First St.	1890s/1900s	Two-part commercial block	2	C	Unknown
82	1045 First St.	1950s/60s	One-part commercial block	1	NC	Unknown
83	1057-59 First St.	1910s/20s	Two-part commercial block	2	C	Unknown
84	400 Second St.	1920s	One-part commercial block	1	C	Auto painting
85	425 Second St.	1910s	Two-part commercial block	2	C	Retail
86	426 Second St. Daily Post Company	Ca. 1950	One-part commercial block	1	C	Newspaper offices
87	601 Second St./ Casino Club	1880s/1900s	Two-part commercial block	2	NC	saloon
88	745 Second St. LaSalle City Hall	1906	City Hall building/French Eclectic	3	Listed	City of LaSalle government offices
89	801 Second St./ Noonan Building	1902	Two-part commercial block/Queen Anne	2	C	Varied commercial/residential
90	121 Joliet St.	1870s/80s	Two-part commercial block	2	C	Unknown
91	127 Joliet St./ Orsinger Building	1904	Two-part commercial block/Gothic detailing	3	C	Bakery and ice cream factory
92	148 Joliet St./ Gulf Station	1930s	Gas station/Tudor Revival	1	C	Later Volpe's gas station
93	161 Joliet St./ Hummer Furniture Company Store	1920s	Two-part commercial block/Chicago School	3	C	Furniture store
94	126 Marquette	1880s/90s	Two-part commercial block	2	C	Art gallery

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Resource No.	Location/ Historic Name	Date	Architectural Form/Style	No. stories	C/NC	Original and later uses
95	134 Marquette/ Miles European Hotel	1880s	Two-part commercial block/Italianate	4	C	Saloon/later hotel
96	136-160 Marquette St./Merchants Block	1890	Two-part commercial block/Queen Anne	2	C	Varied commercial/retail
97	206 Marquette St./ J.C. Penney; later Medical Arts Building	1920s	Two-part commercial block	3	C	Department store
98	210 Marquette St./ Evans Building	1920s	Two-part commercial block	2	C	Varied offices
99	217 Marquette St./ Hotel Kaskaskia	1915	Two-part commercial block/Colonial Revival	6	Listed	Hotel
100	241 Marquette St./ U.S. Post Office	1917	Enframed block/Neoclassical	1	C	Post office
101	224-228 Marquette St.	Ca. 1960	One-part commercial block	1	C	Unknown
102	230 Marquette St.	Ca. 1960	One-part commercial block	1	C	Varied retail
103	139-141 Gooding St.	1880s	Two-part commercial block	2	C	Saloon and boarding house
104	143 Gooding St.	1880s	Two-part commercial block	2	C	bakery
105	146 Gooding St.	1880s	Two-part commercial block/Queen Anne	2	C	Saloon
106	148 Gooding St.	1880s	Two-part commercial block	2	C	saloon
107	149 Gooding St.	1880s	Two-part commercial block	2	C	saloon
108	152 Gooding St.	1880s	Two-part commercial block	2	NC	house
109	159 Gooding St./ New Majestic Theater	1920s	One-part commercial block	1	NC	Movie theater
110	209 Gooding St./ Knights of Columbus Building	1920s	Two-part commercial block/Classical detailing	2	C	Meeting hall
111	225 Gooding St./ U.S. Post Office	1920s	Two-part commercial building/Romanesque Revival	3	C	Post office/later meeting hall
112	228 Gooding St.	1926	One-part commercial block/Spanish Revival	1	C	Construction business offices
113	229 Gooding St./ LaSalle Tribune Building	Ca. 1900	Two-part commercial block	3	C	Newspaper offices
114	502 Second St./ Loomis & Lyons Company Autos	1920s	Two-part commercial block	2	C	Auto dealership

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**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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Criterion A for Commerce

Criterion C for Architecture

**Period of Significance**

1856 to 1965

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The City of LaSalle's Downtown Commercial District is significant under Criterion A for its associations with commercial and business development, and under Criterion C for architecture. Founded in 1837 as the terminus of the Illinois & Michigan Canal, LaSalle experienced rapid growth following the waterway's completion in 1848 and the extension of railroad lines starting in the 1850s. Its role as a local transportation hub spurred industry and prosperity in the late 19<sup>th</sup> century, a period in which earlier frame buildings along First Street were replaced by more substantial brick-clad commercial buildings. In the 1910s and 1920s, the downtown district expanded northward to Second Street, where a number of large, freestanding commercial and public buildings were erected, including impressive City Hall and Post Office buildings. This period saw the arrival of department stores, chain stores, garages and automobile dealerships. Over the years, buildings were adapted to meet new uses, most notably in the 1930s and 1940s when casinos flourished throughout the town, which came to be known as "Little Reno."

Downtown LaSalle has retained its mix of historic commercial buildings that represent forms and styles typical of 19<sup>th</sup> and 20<sup>th</sup> century business districts in smaller Illinois cities. Two buildings are individually listed on the National Register of Historic Places: Hotel Kaskaskia at 217 Marquette Street and the LaSalle City Hall at 745 Second Street. The district has sufficient integrity for inclusion in the National Register. The period of significance begins in 1856, the date in which the oldest building—located at 637 First Street—was reportedly constructed. It ends in 1965, the date of the last building constructed in the district that is over fifty years old.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### THE I&M CANAL, THE RAILROAD, AND THE ESTABLISHMENT OF LASALLE (1835-1860)

LaSalle owes its existence to the Illinois & Michigan Canal (hereafter I&M Canal), a 97-mile man-made waterway constructed sporadically between 1836 and 1848 as the final link in a continuous water route extending from the east coast to the Gulf of Mexico. The start of canal construction in 1836 sparked LaSalle's first population influx, largely comprised of Irish and other immigrants who responded to the prospect of jobs digging the canal. The town was platted by the Canal Commissioners in 1836, the year it was decided that it, and not Peru to the west, would be the terminus of the new waterway. The original plat was bounded by First Street to the south, Ninth Street to the north, Chartres Street to the west, and Sterling Street to the east, which comprised about half the town as it exists today.

LaSalle's earliest business district was located on the south side of Main (now First) Street overlooking the canal, on the bluff one block north of the canal and steamboat basins, between Wright and Joliet Streets. Since the canal boat basin was located at the foot of Marquette Street, this thoroughfare was established as a secondary spine of activity and development in LaSalle up through the turn-of-the-twentieth century. In 1837, canal contractor Philo Lindley established LaSalle's first store, which supplied needed commodities to the canal workers and other settlers. In 1838 the land that faced Main Street was sold for \$400 to \$600 a lot, which was expensive compared to the \$100 or so paid for land elsewhere in the city.

Upon its completion in 1848, the I&M Canal—which linked the Chicago River to the Illinois River and ultimately to the Mississippi River—opened the floodgates to east-west trade and settlement of the previously unpopulated region along its route. The commissioners had constructed steamboat and canal boat basins within

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LaSalle's plat to secure the transshipment trade. The nexus of waterborne trade and activity took place at Locks 14 and 15, the canal boat basin, and the steamboat basin. Steamboats from New Orleans unloaded molasses, sugar, coffee, and fresh oranges and lemons. Canal boats from Chicago brought lumber, stoves, wagons, and the latest fabrics from the east. Local farmers hauled corn and wheat to be shipped to Chicago and points east. Passengers hustled to make connections to canal boats bound for Chicago or steamboats headed to St. Louis and beyond. Hotels and other services were available to travelers. Commission agents abounded and stores catering to the canal trade were numerous.

Like many other towns along the canal, LaSalle had hopes of becoming a large metropolis. A British traveler in 1850 made some observations about the fledgling town:

“LaSalle does not now contain more than fifty or sixty buildings; these are all of wood, but it is “bound to be,” as the Americans say, a grand city. Peru, distant about one mile, is at present larger, but it is not so well situated; both will probably become ere many years one town. LaSalle has peculiar advantages; its situation at the head of navigation of the Illinois River, and the termination of the canal alone would give it consequence, as the place of trans-shipment of a vast amount of produce from the interior towards the lakes, and of timber from the well-wooded pine forests of Lake Michigan, for the use of the agriculturist of the open prairies; but it has lately been chosen as the spot where three great railroads are to concentrate... There is possibly, therefore, no town in the west where a capitalist could invest with a favourable chance of result, than in LaSalle. The value of the property is increasing daily, and ere long handsome brick edifices will take the place of the inflammable buildings which now exist there.”<sup>2</sup>

The population in 1850 hovered around 200, and much of the area consisted of marshes. Cows, pigs and chickens roamed the muddy streets. Like other canal towns, LaSalle earned a reputation as a rough and tumble place. Boat captains, mule drivers, canal and later railroad laborers all led hard lives, and favored hobbies that included gambling, drinking, visiting brothels and fighting. At that time, the village lay almost entirely below Fifth Street. The levee district at the canal was the busiest part of the village. Most stories in the vicinity sold liquor as a sideline and nearly every one of them operated a bar in the rear.

LaSalle was incorporated as a city in 1852. With the completion of the Chicago, Rock Island and Pacific Railroad in 1853 and the laying of the Illinois Central Railroad through LaSalle in 1855, LaSalle became a center of both rail, canal, and steamboat transportation. The city's transportation links via the canal, railroads and the steamboat basin gave it a decided advantage over its local rivals and LaSalle experienced tremendous growth in the 1850s, rising to 3,500 by mid-decade. Excellent transportation combined with LaSalle's abundant supply of coal attracted various industries to the area in the 1850s. In 1858, Frederick Matthiesen and Edward C. Hegeler established a zinc smelting plant, the first in the United States. Within a decade, the M&H plant in LaSalle became one of the largest producers of zinc in the world. LaSalle also became an important center for the manufacture of Portland cement.

<sup>2</sup> Arthur Cunynghame, *A Glimpse at the Great Western Republic* (London: Richard Bentley, 1851) 35-36.

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### THE GROWTH OF DOWNTOWN LASALLE (1860 to 1900)

Starting in the 1860s and continuing through the 1880s, a number of substantial two- to three-story brick commercial buildings exhibiting a restrained style and little ornamentation replaced earlier frame buildings along First Street as the downtown experienced rapid growth. Commercial development, initially clustered on First Street near its intersection with Marquette, expanded eastward to Toni and westward to Bucklin streets. Saloons, or in the early years, “sample rooms” that offered a variety of liquors as well as tobacco and food, were a pre-eminent business in LaSalle during the nineteenth century. Groceries and boarding houses were the other most prevalent types of downtown businesses until 1900, along with dry goods, drug, meat market, clothiers, cigar manufacturers, confectionery concerns, and harness shops. Commission merchants and steamship agents set up offices in downtown buildings as well.

A sample of buildings illustrate the wide array of enterprises that originally occupied LaSalle’s 19<sup>th</sup>-century buildings. F.W. Koenig, a harness maker, occupied the two-story stone and brick building at **732 First Street** starting in the 1870s. The small one-story building at 822 First Street originally housed a cobbler. The two-story building at 817 First Street was occupied by merchants selling boots and shoes as well as crockery during the 1890s. LaSalle and its visitors supported about a half-dozen hotels and boarding houses during the last half of the 19<sup>th</sup>-century, including the Hotel Harrison, which was located on First Street, west of Marquette (razed). The two-story frame building at **410 First Street** served as a hotel under various names from at least 1885 through the 1960s and was originally called the Commercial Hotel. The four-story brick building at **134 Marquette Street** was built 1880s to house a saloon and from 1909 until 1926 it served as the Miles European Hotel, then as Hotel Miles (1926 to ca. 1940) and Hotel LaSalle (1945 to 1967). Extant boarding houses from this era include the LaSalle House at **641 First Street** and the building at **139-141 Gooding Street**.

The 1890s witnessed LaSalle’s final spurt of commercial growth before the 20<sup>th</sup> century, although only a few buildings that date from this decade remain. The ca. 1890 Merchant’s Block at **138-160 Marquette Street** is the best preserved commercial building from this era, featuring turreted corners, stepped pediments and oriel bays. The three-story Wisconsin Hotel at **540 First Street** was built in the 1890s, later operating as the Vendome Hotel from 1915-71.

### EARLY 20<sup>TH</sup> CENTURY DOWNTOWN DEVELOPMENT (1900 to 1950)

The jobs offered by LaSalle’s large coal mining and zinc industries as well as cement manufacturing in the early 20<sup>th</sup> century dramatically increased both the city’s prosperity and its population, which reached 11,537 by 1915. The Western Clock Company (Westclox), established in the 1890s in nearby Peru, was another large-scale employer of LaSalle residents. Downtown LaSalle’s last significant building spurt occurred during the first quarter of the 20<sup>th</sup> century, which saw the commercial district expand to Second Street with the construction of numerous large buildings in a variety of styles. Three important institutional buildings were erected during this period in close proximity to each other: the LaSalle City Hall at **745 Second Street** (1906), the LaSalle Public Library at **305 Marquette Street** (1907), and the U.S. Post Office Building at **241 Marquette Street** (1916), designed by Charles Glendale. (The public library is not within the boundary of this nomination.)

The new LaSalle City Hall was intended to consolidate all city departments under one roof, reflecting the influence of the then-popular Progressive Movement, which was characterized by a centralization of management. It replaced the former City Hall on the same site and was built during an era of public improvements in LaSalle, spurred by the leadership of Mayor Walter A. Panneck (served 1903-09). The City

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issued 450 bonds at \$100 each to raise the \$45,000 needed for construction. Within a month, nearly all of the bonds had been purchased by over 60 LaSalle residents. The bonds were repaid, with five percent interest, over the next nine years. The building included a top-floor council chamber and its west side was occupied by the fire department until 1988.<sup>3</sup>

The City Hall and Library were both high-style buildings designed by Victor Matteson (1872-1951), a prominent architect with a nationwide practice that was based in Chicago. Matteson was LaSalle's preeminent architect in the early years of the 20<sup>th</sup> century. Born in Chicago, he graduated from the University of Illinois in 1895 and worked for several prominent architectural firms, including Jenney & Mundie, Frost & Granger, and Shepley, Rutan & Coolidge. During this time he assisted in planning, among other buildings, the Art Institute of Chicago and the Chicago Public Library (now Chicago Cultural Center). The LaSalle Street Train Station in Chicago was built under his supervision and he also designed St. Joseph's Hospital in Chicago. Matteson moved to LaSalle in 1903 where he designed a number of prominent buildings. In addition to the City Hall and Public Library, these included the LaSalle Tribune Building at 229 Gooding Street, Orsinger Building at 127 Joliet Street, and the Koenig Building at 754 First Street, all of which are extant. Matteson was especially noted for his designs for public buildings. Outside of Illinois these included the Gary (Indiana) Heat, Light & Water Company plant, the Saginaw (Michigan) Water Works, and the Des Moines (Iowa) Municipal Water Plant, among others. Matteson also designed the Illinois State Building for the Lewis and Clark Exposition, held in 1905 in Portland, Oregon. The Cardinal Hill Reservoir that he designed in Louisville, Kentucky is listed on the National Register of Historic Places.<sup>4</sup>

In 1912, a group of LaSalle area businessmen and industrialists united to raise funds for construction of a hotel to accommodate their many out of town business contacts, as well as other visitors arriving via LaSalle's three railroad passenger lines. Over \$250,000 of hotel stock was eventually subscribed by the citizens of LaSalle, and **Hotel Kaskaskia at 217 Marquette Street** opened for business in 1915. The six-story Colonial Revival edifice was—and still is—a prominent visual landmark at the northwest corner of Second and Marquette streets. Modeled after grandiose hotels in large cities like Chicago and built during LaSalle's early 20<sup>th</sup> century period of steady growth and prosperity, it was an expression of local pride and confidence in the town's future. Presently vacant, Hotel Kaskaskia was the focus of community life throughout its history, hosting weddings, civic and political meetings, banquets and club meetings. Its first floor incorporates five storefronts that originally provided services such as a drugstore, shoeshine parlor, and a jewelry store, while the basement had a large billiard room and barber shop. The sixth floor hosted the Illinois Valley Manufacturers club, which included representatives from the zinc and cement industries, many of whom were earlier boosters of the building. Hotel Kaskaskia was designed by Marshall and Fox, a prolific Chicago firm with a national practice that designed Chicago's Blackstone (1909) and Drake (1919) hotels on Michigan Avenue.<sup>5</sup>

F.W. Koenig, a longtime harness maker in LaSalle, constructed the large two-story brick-clad building at **754 First Street** in 1910 that is representative of the larger scale buildings of this era that featured greater decorative

<sup>3</sup> Patrick Cunningham, Joseph DeRose and Donna Neary, National Register of Historic Places nomination for the LaSalle City Building, May 12, 1985.

<sup>4</sup> Ibid, p. 136.

<sup>5</sup> Dana Pratt, National Register of Historic Places nomination for Hotel Kaskaskia, July 28, 1988. For more information on the firm of Marshall and Fox, see: John Zukowsky and Jean Guarino, *Benjamin Marshall, Chicago Architect* (New York: Acanthus Press, 2016).

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detailing in a variety of styles. Koenig Brothers occupied this building as harness makers until the 1920s, when the family concern shifted to automobiles.

Two large garage buildings were erected on the west end of First Street in about 1905, one at **444 First Street** and the other at **451 First Street**, and may have originally been used to accommodate carriages. Their garage door openings are still visible, though infilled with wood and glass block, respectively. There are two historic gas stations in the downtown district, one at the northwest corner of First and Tonti (**121 Tonti**; built ca. 1920) and the other at **148 Joliet Street** (ca. 1930). As typical of “Domestic” style gas stations designed to blend in with their surrounding neighborhood, both adopted the form of a small house. The small, stucco-clad filling station at First and Tonti has been abandoned for many years. The brick-clad gable-roofed filling station on Joliet Street features a two-bay service wing used for auto repairs and maintenance. Built by the Gulf Oil Company, it has been operated by the Volpe family since the 1940 and remains in business.

The downtown district also features two buildings that originally housed automobile dealerships. The large two-story brick building with expansive window bays at the southeast corner of Second and Wright Streets (**110-122 Wright Street**) was built in the 1920s to house the Loomis & Lyons Company dealership, followed by Wickhorst Motor Company in 1930. The south end of its Wright Street elevation features three garage door openings. A ca. 1940 Art Moderne style auto dealership at the southeast corner of First and Joliet streets (**802 First Street**) was originally occupied by LaSalle Buick. A continuous expanse of glass on the first floor wraps around the rounded corner of this building and originally provided ample views of the cars on display within.

The large three-story retail building at the southwest corner of Second and Joliet streets (**161 Joliet Street**) was built in 1924 to house the Hummer Company furniture store, which became the Turk Furniture Store by the late 1970s (now vacant). In 1925, the Herrcke family relocated their hardware business from the building at 627 First Street to a larger and newly-constructed two-story brick building at **443 First Street**. The business remains a family-owned enterprise and is still housed in this building. The three-story brick building at the northeast corner of Second and Marquette streets (**206 Marquette Street**) was erected in 1925 to house the J.C. Penney Department Store and was later occupied (until ca. 1958) by the Montgomery Ware Department Store. Starting about 1945, the building was also occupied by physicians’ offices. A nameplate with the words “Medical Arts Building” is situated above the Marquette Street entrance to its second story offices.

The New Majestic Theater was built at **159 Gooding Street** in the 1920s and remained a cinema until the mid-1980s. It was later drastically altered to accommodate its role as a church. In addition to retail and entertainment buildings, Second Street also saw the addition of a large new meeting hall in the early 1920s at its northwest intersection with Gooding Street (**209 Gooding Street**) which was erected by the Knights of Columbus. In 1925, the stately four-story limestone-clad LaSalle State Bank building was built on a prominent site at the southwest corner of First and Marquette Streets (**654 First Street**), in the heart of the downtown district.

There was little commercial development in LaSalle during the Depression and war years of the 1930s and 1940s, which brought construction activity to a standstill nationwide. The I&M Canal was permanently closed to navigation in 1933, the year that also marked the end of Prohibition. In the ensuing two decades, LaSalle took on a new identity as the “Little Reno of Illinois.” Saloons no longer operated under the euphemism of “soft drink” vendors, and these and related gambling concerns flourished. Although illegal, gambling proliferated in LaSalle, supporting the abundant and related tobacco, liquor, food and lodging businesses.



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Travelers arrived by car or via the Rock Island Rocket from Chicago for a Saturday night's revelry in such numbers that the streets of LaSalle were said to have been standing-room only. There was wall-to-wall entertainment along First Street and the best-known venue was the Kelly and Cawley Casino at **641 First Street**, run by Thomas J. Cawley. In 1937, Cawley remodeled the pool hall in this building into a full-fledged casino which one local historian described:

“On its glazed tan exterior, a huge neon sign illuminated the block in all directions. There were three front entrances, two giving access to the first floor, with the third being a doorless stairway that led up to the second floor gaming area. The first floor had several diversions for “pocket change” gamers (mostly local residents), centered around a long bar and dining section. The popular baseball pool and football parlay betting, each in its season, attracted thousands of dollars each week, while other activities such as lucky bowls, punch boards, and rows of slot machines also pulled in big money.

The country casino's second floor was the home of an ornate round counter bar, a huge roulette wheel, the ever-profitable book, 50-plus slots machines, poker rooms and a bandstand stage for nationally-known bands and other big name entertainers. Stars of that era such as Donald O'Connor and George Goble were contacted by Cawley to perform for standing-room-only crowds.”<sup>6</sup>

LaSalle also featured clubs such as Tinny's Silver Congo Lounge, the Gay Mill, the Cotton Club, and Club 359, and attracted big-name performers. With between 60 to 80 saloons in LaSalle from 1940 to 1950, this continued to be the town's primary commercial enterprise, as it had been during the 19<sup>th</sup> century. Most of these entertainment halls were closed after World War II.

#### POST-1950 DOWNTOWN DEVELOPMENT

Downtown LaSalle experienced only modest new construction after World War II with eight buildings erected in the 1950s and 1960s, one in the 1970s, and one post-1990. Eight of these buildings were situated along First Street. They included a five-and-dime chain store operated by the F.W. Woolworth Company at **601 First Street**, built 1956 (now Uptown Grill) and the Jerry Lewis Cinema at **700 First Street**, built 1972.

LaSalle was hard hit by the deindustrialization of the Midwest that occurred after World War II. Major employers such as the zinc works and the Westclox factory in nearby Peru closed their doors by the 1980s, leaving many residents jobless. Hard times impacted the downtown commercial district, many businesses collapsed, and vacancies mounted. Property owners altered the fronts of numerous downtown buildings to accommodate changing uses and remain competitive. Passenger rail service through LaSalle/Peru was discontinued in the early 1970s, reflecting a national trend after 1950.

In 1974, the Illinois and Michigan Canal was transferred from Illinois Department of Transportation to the jurisdiction of the Illinois Department of Conservation (now Illinois Department of Natural Resources). At that time, 61.5 miles of former canal towpath from Rockdale to LaSalle was officially designated as the I&M Canal State Trail. The establishment of the I&M Canal National Heritage Corridor in 1984 restarted the long-dormant process of converting the I&M Canal to recreational uses that originated with the Civilian Conservation Corps in the 1930s. It also stimulated public and private efforts to rehabilitate canal-related engineering structures and buildings along the length of the historic waterway, such as Lock 14 in LaSalle, where visitors can now embark on canal boat rides. The more recent establishment of the Lock 16 Café in the historic Koenig Building at **754**

<sup>6</sup> Stout, 47.

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**First Street** is indicative of local efforts to reclaim downtown LaSalle as a destination for visitors, while the LaSalle Business Association works to rejuvenate commerce in this once-bustling downtown.

## THE COMMERCIAL ARCHITECTURE OF DOWNTOWN LASALLE

### ARCHITECTURAL STYLES

The buildings in the LaSalle Downtown Commercial District were designed in a variety of architectural styles that encompassed a century of commercial development. Of those historic buildings with identified styles, the majority are representative of Late Victorian Era architecture and include Italianate, Queen Anne and Romanesque Revival. The district's early-twentieth century buildings are predominately revival styles (Colonial Revival, Neoclassical, Tudor Revival, and Spanish Revival). There are few examples from Modern Movement, as only 15% of the buildings were constructed between 1920 and 1940.

Italianate: The vast majority of LaSalle's late 19<sup>th</sup>-century commercial buildings were constructed in the Italianate style that predominated nationally in the 1870s and 1880s. The Italianate was derived from the architecture of Italian villas and was used for nearly every building type. This style features vertical proportions; tall and narrow windows, which were sometimes rounded at the top and/or detailed with stone hoods or brick arches; and intricate wood or pressed metal cornices, often with ornamental brackets. The downtown district has 22 buildings identified as Italianate, most of which feature a restrained, understated version of the style. These include the identical **535 and 543 First Street Buildings**, which feature original two-over-two wood-sash windows within segmental-arched openings and corbelled brick detailing at the roofline in lieu of a cornice. The north side of the 700 block of First Street is anchored at either end by Italianate buildings, both of which have retained their tall window openings. Those on the **701 First Street Building** are topped by unusual triangular transoms and hoods. The **757 First Street Building** retains its stylistic detailing, such as ornate window hoods and a bracketed metal cornice.

Romanesque Revival: The round-arch forms of the Romanesque Revival were inspired by 11th and 12th-century European architecture and typically used by American architects for churches in the 1850s and 1860s. The style enjoyed a resurgence in the 1880s due to the work of Boston architect Henry Hobson Richardson and used for many building types, including houses, clubs, and commercial buildings, before its popularity ended in the late 1890s. Hallmarks of the style include round arches and squat columns, rough-cut stone walls and/or detailing, pressed metal bays and turrets. Both the Wisconsin Hotel (later Hotel Vendome/Elks Lodge) at **540 First Street** and the one-bay façade of the **225 Gooding Street Building** each feature a Romanesque style entrance with a broad brick arches. The entrance arch on the latter springs from short, clustered brick columns with foliate stone capitals. The single bay of this building is all that remains of the Turner Hall Building that was destroyed by fire in 1921. A couple of other buildings exhibit modest Romanesque detailing. The building at **817 First Street** has a broad Romanesque arch above one of its second-story windows, as does the building at **851 First Street**, which also has a blind arcade at the parapet level.

Queen Anne: This picturesque style, popular from the 1880s through about 1910, is found in almost every city and town in the United States. Asymmetrical forms and the use of varied materials are typical of the Queen Anne, and commercial versions often include projecting window bays, corner turrets, and an ornamental cornice. Of the four examples in the district, the best in downtown LaSalle is the **Merchants Block Building at 136-160 Marquette Street**, built in 1890. The entrance to its second floor offices features an original wood double-door and transom, above which is an ornamental wrought-iron lunette with the words, "Merchants

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Block.” The red brick upper story has three pressed metal oriel bays, round-arch window openings, and a stepped parapet. Another noteworthy, and intact, example of the Queen Anne style is the **Noonan Building at 801 Second Street**, which features a corner turret and cornice with modillions, both in pressed metal.

Neoclassical: The Classical Revival, based on the architecture of ancient Greece and Rome, was one of the most widespread styles in the United States during the late 1800s and early 1900s. Its versatility was adaptable to a wide range of building types and budgets but it was most commonly used for institutional buildings and bank buildings. Such buildings typically featured symmetrical facades; classical ornament, such as columns, cornices, and triangular pediments.

Downtown LaSalle has two stately examples of the Neoclassical style—the former **Post Office Building at 241 Marquette** (1917; now offices) and the **LaSalle State Building at 654 First Street** (1925)—both of which are sheathed in dressed limestone. The front façade of the Post Office Building features a recessed portico with six fluted Doric columns, an elaborate entablature, and its original tall steel multi-light casement windows, arranged in pairs. The LaSalle State Bank Building, prominently sited at the southwest corner of First and Marquette streets, is a visual landmark in the downtown. The building has symmetrical elevations, a stone cornice with dentil molding, and a side elevation with three-story fluted Doric columns. Its front entrance is topped by bracketed stone frieze and pediment. Its front entrance is topped by bracketed stone frieze and pediment.

Colonial Revival: A revival of interest in the architecture of Colonial America occurred between the 1880s and World War II. Known as Colonial Revival, the style combines elements of both Federal and Georgian architecture, which were popular styles in America in the 1700s and early 1800s. This was an enormously popular residential style and was also widely used for hotels. Common hallmarks are symmetrical facades, the use of red brick or wood clapboard walls, and entrances featuring sidelights, transoms, columns and pediments. **Hotel Kaskaskia at 217 Marquette Street**, an exemplary example of the style, is the only Colonial Revival property in the district. It was designed by the prominent Chicago firm of Marshall and Fox.

Spanish Revival: Spanish Revival architecture became popular after the Panama-California Exposition, held in San Diego in 1915. Characteristics of the style include low-pitched roofs, red clay tile roofs, and stucco cladding. More commonly found in the southwestern states, the building at **228 Gooding Street** is the district’s only example.

French Eclectic: **The LaSalle City Hall Building at 745 Second Street** is an excellent, and rare, local example of French-influenced, high style civic architecture and is replete with ornamentation. The three story building is clad in orange brick and has a high hipped roof that resembles a mansard roof and is covered with slate. Both street elevations feature tall, round-arched windows, raised entrances with scrolled keystones, multiple dormers topped by segmental pediments, and a Classical cornice.

Chicago School: During the 1880s and 1890s, Chicago architects designed buildings with exteriors clearly expressing their innovative steel-frame construction. These "Chicago School" buildings have been praised as important precursors to 20th-century steel-and-glass skyscrapers. They featured a cellular, grid-like curtain wall of brick or terra cotta that emphasized the grid-like steel-frame construction. Other hallmarks include the minimal ornament and the use of three-part windows with large central panes flanked by smaller double-hung sash windows. The only Chicago School building in the district is the large three-story, brick-clad **Hummer Furniture Company Building at 161 Joliet Street**. Although the window bays of this long-vacant building have been infilled, its form exhibits the structural expressionism that characterizes this style.

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Tudor Revival: Based on 16<sup>th</sup> and 17<sup>th</sup> century English domestic architecture, the Tudor Revival style was an enormously popular residential style in the early 20<sup>th</sup> century but unusual on commercial buildings. Downtown LaSalle has just one example of this style: the ca. 1930 brick-clad Gulf service station at **148 Joliet Street** (now Volpe's), which resembles a small cottage. Its steeply-pitched gabled roof with decorative wood half-timbering is a hallmark of the style.

Art Moderne:

In the 1920s and 1930s, Art Moderne was a popular style in the 1920s and 1930s due to stripped-down appearance. Hallmarks include a horizontal orientation, rounded edges, corner windows, and the use of glass block. The former auto dealership at **802 First Street** is an excellent example of this style.

There are a few buildings in the district that possess some details of an architectural style but lack other characteristic features of the style or do not show a transition between styles. An exception to this is the property at 754 First Street, the details of which represent a variety of styles and is considered eclectic. The Orsinger Building at 127 Joliet Street is relatively plain except for the Gothic brickwork in the parapet. The property at 749 First Street was originally built in the 1880s but was re-clad in the early 20<sup>th</sup> century and features an Art Deco Native American motif. Another building at **713 First Street** has minimal geometric ornamentation that shows Art Deco influences. Fitch's Laundry at **425 First Street** retains its Sullivanesque terra cotta ornament and would be contributing if the EIFS covering was removed to reveal the glazed tile brick.

ARCHITECTURAL FORMS

Not all buildings can be identified by an architectural style. This is especially true of commercial buildings, as there is limited scholarly work classifying the various types that have been constructed in American business districts in the last 150 years. In *The Buildings of Main Street*, one of the few sources, Richard Longstreth has developed a classification system for historic commercial buildings erected within compact business districts prior to the 1950s. His system uses building mass as the determining factor. He classifies most commercial buildings under four stories tall as either One- or Two-Part Commercial Blocks regardless of apparent architectural stylistic elements. Nearly all of the historic commercial buildings in downtown LaSalle are brick one- or two-part commercial blocks.

A One-Part Commercial Block is almost always one story, while a Two-Part Commercial Block may be two to four stories tall. There are 25 One-Part Commercial Blocks in the district; only the property at **228 Gooding Street** also can be defined by its architectural style (Spanish Revival). The Two-Part Commercial Blocks are characterized by a horizontal division into two distinct zones that historically reflected interior uses. A horizontal cornice, stringcourse or other architecture element visually divides the stacked horizontal bands. The single-story lower zone featured public spaces (i.e. retail or hotel lobby). The upper zone of two to three stories featured private spaces (i.e. offices, hotel rooms, meeting hall). The two zones could be visually similar, while clearly separated from each other; they could be harmonious, but quite different in character, or they could have little visual relationship. Eighty-two of the buildings can be classified as Two-Part Commercial Blocks. Nearly half of those (48%) do not have stylistic characteristics.

The district also includes one example of the following types: Temple Front, Enframed Block, and Enframed Window Wall. **LaSalle State Bank at 654 First Street** has the Temple Front form. This type is based on Greek and Roman temples, generally two to three stories high, and commonly found on banks. The Enframed

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Block is also two to three stories tall and has been found on public and institutional buildings as well as banks. The **U. S. Post office at 241 Marquette Street** is an example of this type, which is characterized by a central block with columns or other classical features flanked by smaller end bays. **Fitch's Laundry at 425 First Street** is an Enframed Window Wall building. This type can be more than one story and has a central block with a border.

### CONCLUSION

The City of LaSalle Downtown Commercial District is an excellent candidate for National Register listing under Criterion A for its associations with commercial and business development, and under Criterion C for architecture. This traditional small business district features commercial buildings mainly dating from the 1870s through the 1920s that reflect the city's historic role as a center of canal, river, and rail transport as well as industry. Commercial buildings were originally occupied by a variety of uses, including retail, offices, garages, auto dealerships, and department stores. The oldest buildings—which are generally unified in appearance and share party walls—are strung out along First Street. The expansion of the downtown district northward to Second Street starting in the early 1900s saw the construction of several larger buildings that feature a variety of architectural styles. Over the years, buildings were adapted to meet new uses, most notably in the 1930s and 1940s when casinos flourished throughout the downtown, which came to be known as “Little Reno.” Downtown LaSalle has retained its mix of historic commercial buildings that represent forms and styles typical of 19<sup>th</sup> and 20<sup>th</sup> century business districts in smaller Illinois cities. It exhibits sufficient integrity for listing on the National Register.

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**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 #\_HABS-IL 313
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: LaSalle Public Library

Historic Resources Survey Number (if assigned): \_\_\_\_\_

LaSalle Downtown Commercial District  
Name of Property

LaSalle County, Illinois  
County and State

**10. Geographical Data**

**Acreage of Property** 30

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>41°19'47.70"N</u> Latitude	<u>89° 5'59.66"W</u> Longitude	3	<u>41°19'39.95"N</u> Latitude	<u>89°5'23.31"W</u> Longitude
2	<u>41°19'50.55"N</u> Latitude	<u>89° 5'24.98"W</u> Longitude	4	<u>41°19'37.98"N</u> Latitude	<u>89° 5'58.39"W</u> Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The LaSalle Downtown Commercial District boundary includes the 400 to 800 blocks of First Street, the 900 and 1000 blocks of First Street (north side only), the 400 to 700 blocks of Second Street, and the 100 and 200 blocks of Wright, Gooding, Marquette and Joliet streets.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries selected encompass the area that historically comprised the City of LaSalle's downtown commercial district. The south side of the 900 and 1000 blocks of First Street were omitted from the boundaries because they do not include enough contributing resources. These two blocks feature buildings that lack architectural integrity and the former includes several houses that don't fit in with the character of the commercial district. Likewise, the boundary along Second Street stops at Joliet Street because the blocks eastward feature numerous vacant parcels, houses, and buildings that lack sufficient architectural integrity for National Register listing.

**11. Form Prepared By**

name/title Jean L. Guarino, Ph.D. date July 28, 2017  
organization Architectural Historian telephone \_\_\_\_\_  
street & number 844 Home Avenue email Guarinojl@gmail.com  
city or town Oak Park state IL zip code 60304

LaSalle Downtown Commercial District  
Name of Property

LaSalle County, Illinois  
County and State

---

**Additional Documentation**

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Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).



LaSalle Downtown Commercial District  
Name of Property

LaSalle County, Illinois  
County and State

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** LaSalle Downtown Historic District  
**City or Vicinity:** LaSalle  
**County:** LaSalle **State:** Illinois  
**Photographer:** Jean L. Guarino  
**Date Photographed:** July 3, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo No. 1 of 40: 400 block of First Street, north side, view facing northwest.  
(IL\_LaSaSalleCounty\_DowntownLaSalleCommercialDistrict\_0001)

Photo No. 2: 425 First Street, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommericalDistrict\_0002)

Photo No. 3: 400 block of First Street, south side, view looking southwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0003)

Photo No. 4: 500 block of First Street, north side, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommericalDistrict\_0004)

Photo No. 5: 535-543 First Street, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommericalDistrict\_0005)

Photo No. 6: 500 block of First Street, south side, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0006)

Photo No. 7: 540 First Street, view facing south.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0007)

Photo No. 8: 600 block of First Street, north side, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0008)

Photo No. 9: 633, 637 and 641 First Street, view facing north.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0009)

Photo No. 10: 637 First Street, storefront detail, view facing north.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_00010)

Photo No. 11: LaSalle State Bank at 654 First Street, view facing southwest.

LaSalle Downtown Commercial District  
Name of Property

LaSalle County, Illinois  
County and State

(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_00011)

Photo No. 12: 700 block of First Street, north side, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0012)

Photo No. 13: 701 First Street, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_00013)

Photo No. 14: 700 block of First Street, south side, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0014)

Photo No. 15: Koenig Building at 754 First Street, view facing southwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0015)

Photo No. 16: 800 block of First Street, north side, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0016)

Photo No. 17: 817 First Street, view facing north.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0017)

Photo No. 18: 853 First Street, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0018)

Photo No. 19: 800 block of First Street, south side, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0019)

Photo No. 20: 900 block of First Street, north side, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0020)

Photo No. 21: 1000 block of First Street, north side, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0021)

Photo No. 22: 1057-59 First Street, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0022)

Photo No. 23: 400 block of Second Street, south side, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0023)

Photo No. 24: 425 Second Street, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0024)

Photo No. 25: 502 Second Street, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleHistoricDistrict\_0025)

Photo No. 26: 600 block of Second Street, north side, view facing northeast  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0026)

Photo No. 27: LaSalle City Hall, 745 Second Street, view facing west.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0027)

LaSalle Downtown Commercial District  
Name of Property

LaSalle County, Illinois  
County and State

Photo No. 28: 801 Second Street, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0028)

Photo No. 29: 100 block of Gooding Street, east side, view facing northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0029)

Photo No. 30: 100 block of Gooding Street, west side, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0030)

Photo No. 31: Knights of Columbus Building at 209 Gooding Street, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0031)

Photo No. 32: 225 Gooding Street, view facing west.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0032)

Photo No. 33: 100 block of Marquette Street, east side, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0033)

Photo No. 34: 136-148 Marquette Street, view facing east.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0034)

Photo No. 35: 200 block of Marquette Street, east side, view facing southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0035)

Photo No. 36: 206 Marquette Street, view looking northeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0036)

Photo No. 37: Kaskaskia Hotel at 217 Marquette Street, view facing northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0037)

Photo No. 38: Former Post Office Building at Marquette Street, view looking northwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0038)

Photo No. 39: Volpe's Gas Station at 148 Joliet Street, view looking southeast.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0039)

Photo No. 40: Former Hummer (and later Turk) Furniture Company Building at 161 Joliet Street, view looking southwest.  
(IL\_LaSalleCounty\_DowntownLaSalleCommercialDistrict\_0040)

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Property name:** LaSalle Downtown Commercial District  
**Illinois, County:** LaSalle

**List of Figures**

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

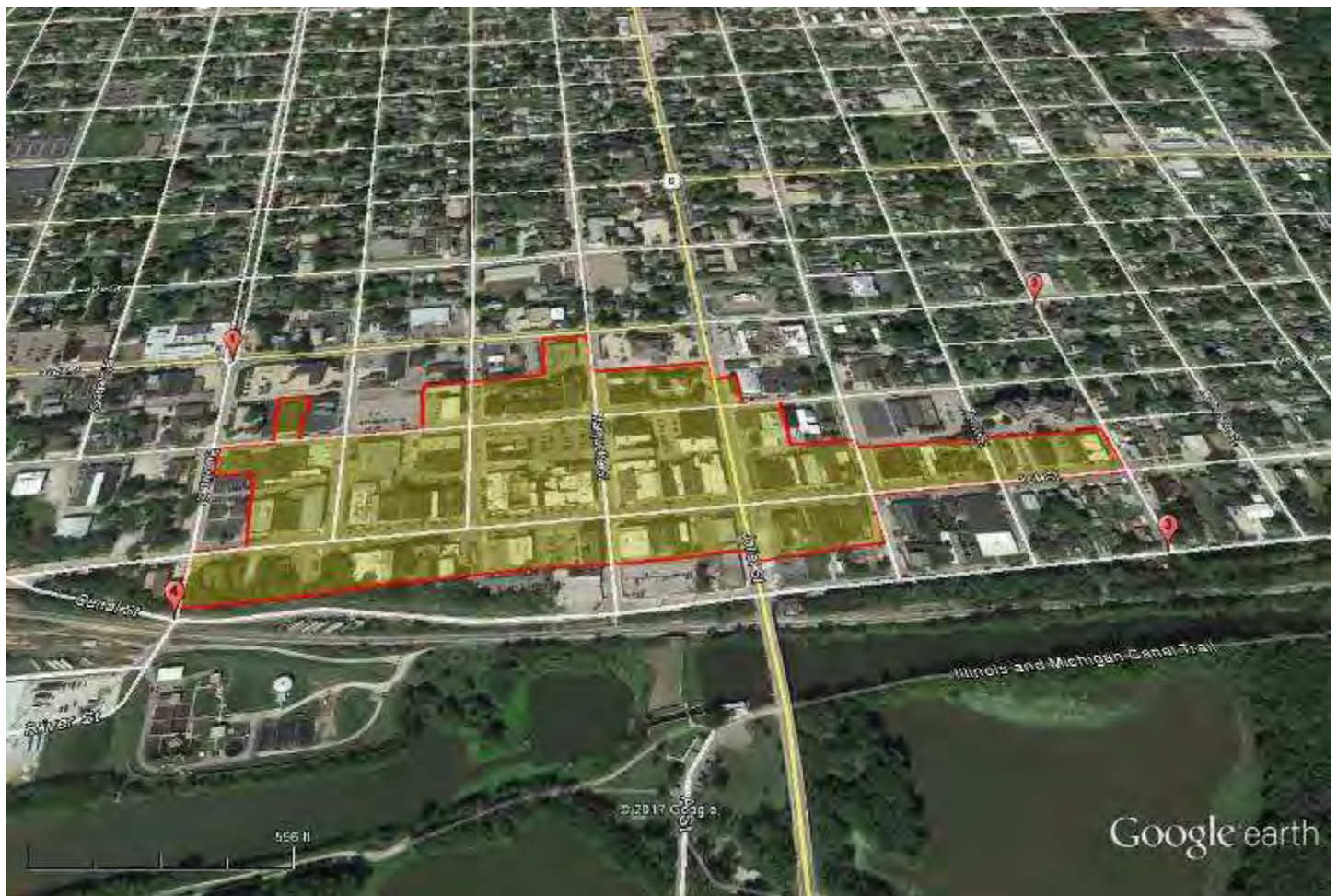


Figure 1: GIS Map showing the district boundaries that comprise blocks 400 to 800 of First Street (both sides); the 900 and 1000 blocks of First Street (north side only); the 400 to 700 blocks of Second Street (both sides); and the 100 and 200 blocks of Wright, Gooding, Marquette, and Joliet streets.

Latitude/Longitude Coordinates:

1. 41°19'47.70"N  
89° 5'59.66"W

2. 41°19'50.55"N  
89° 5'24.98"W

3. 41°19'39.95"N  
89° 5'23.31"W

4. 41°19'37.98"N  
89° 5'58.39"W

**Property name:** LaSalle Downtown Commercial District  
**Illinois, County:** LaSalle

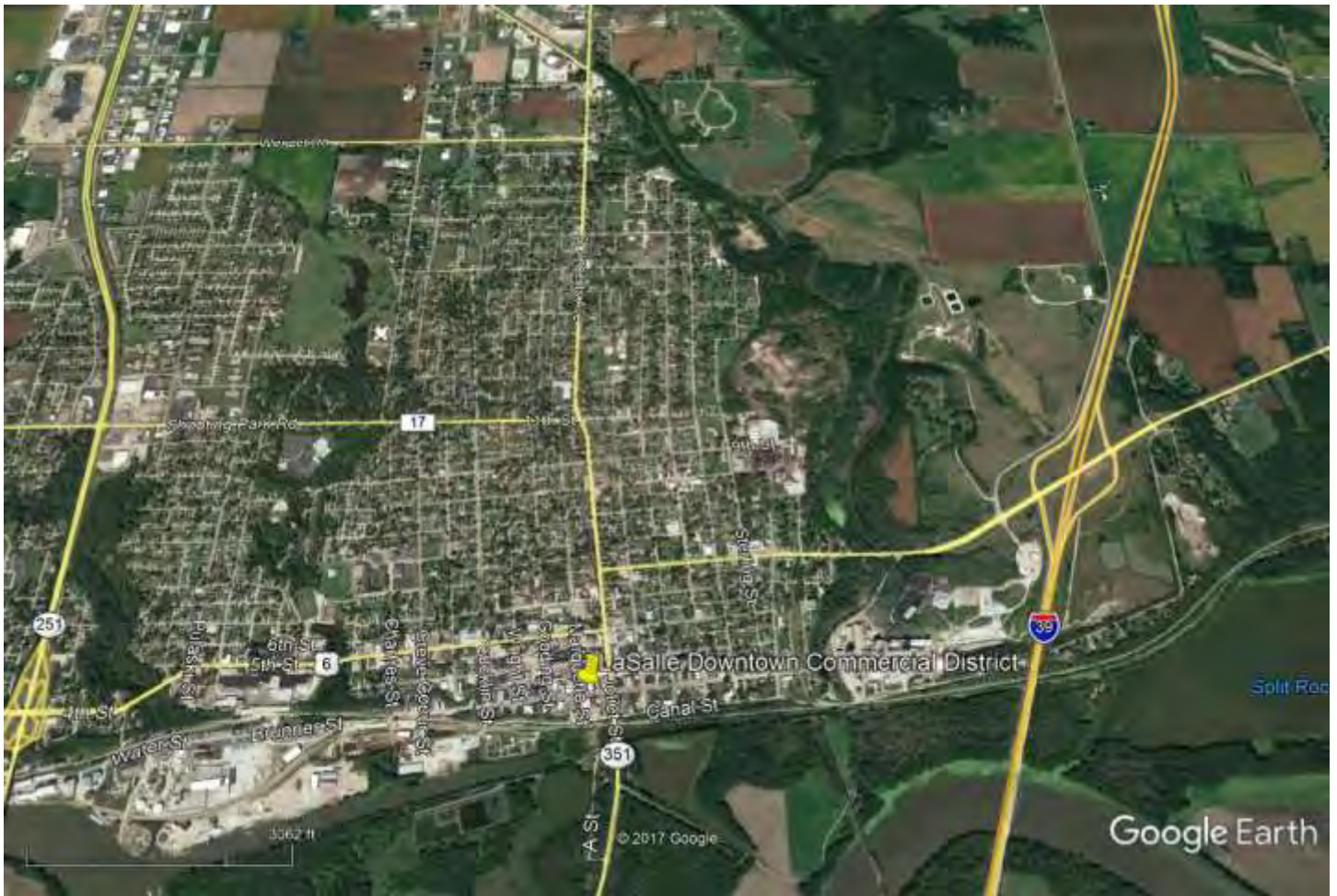


Figure 1: Local Location Map

Property name: LaSalle Downtown Commercial District  
Illinois, County: LaSalle

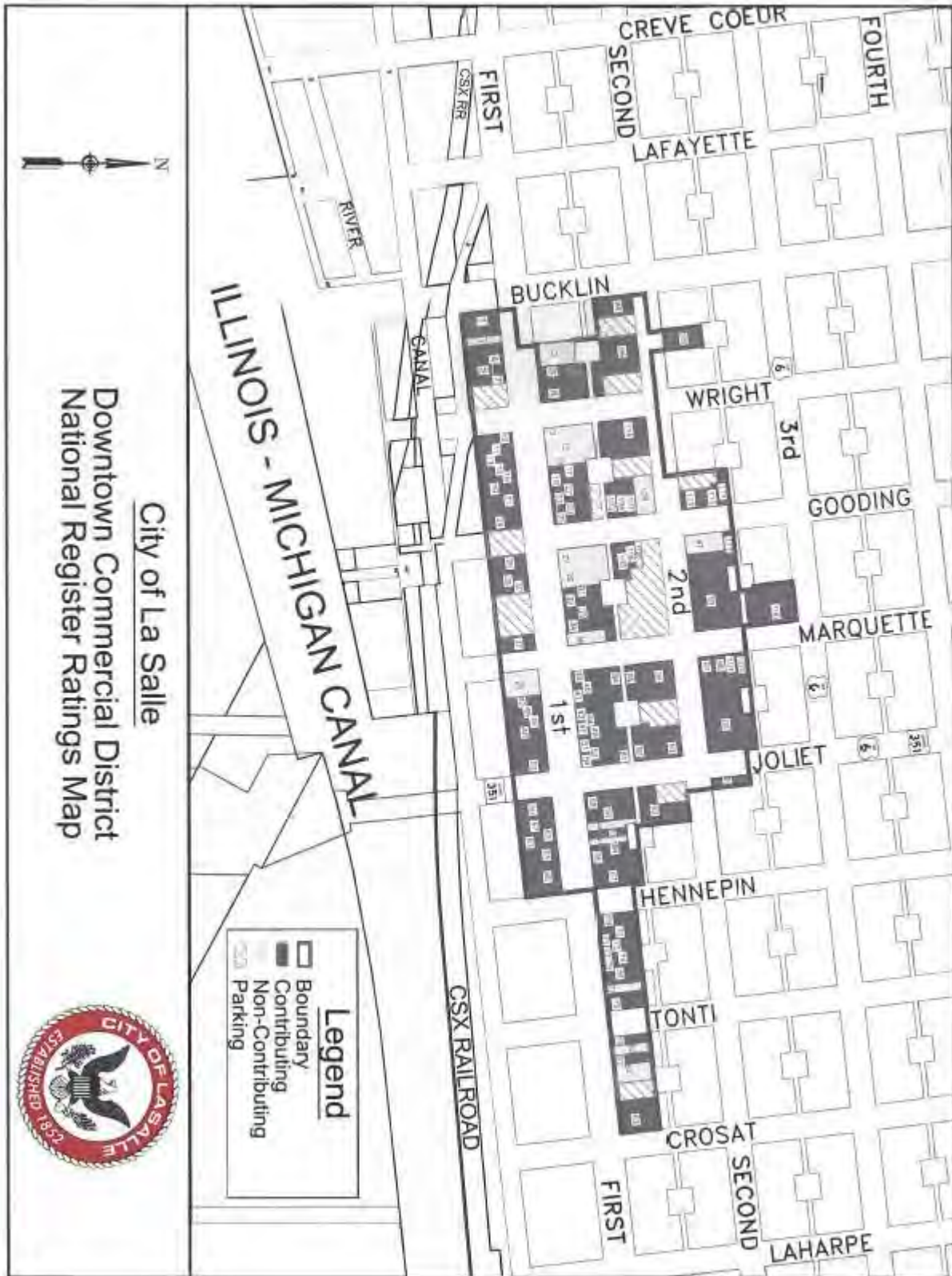
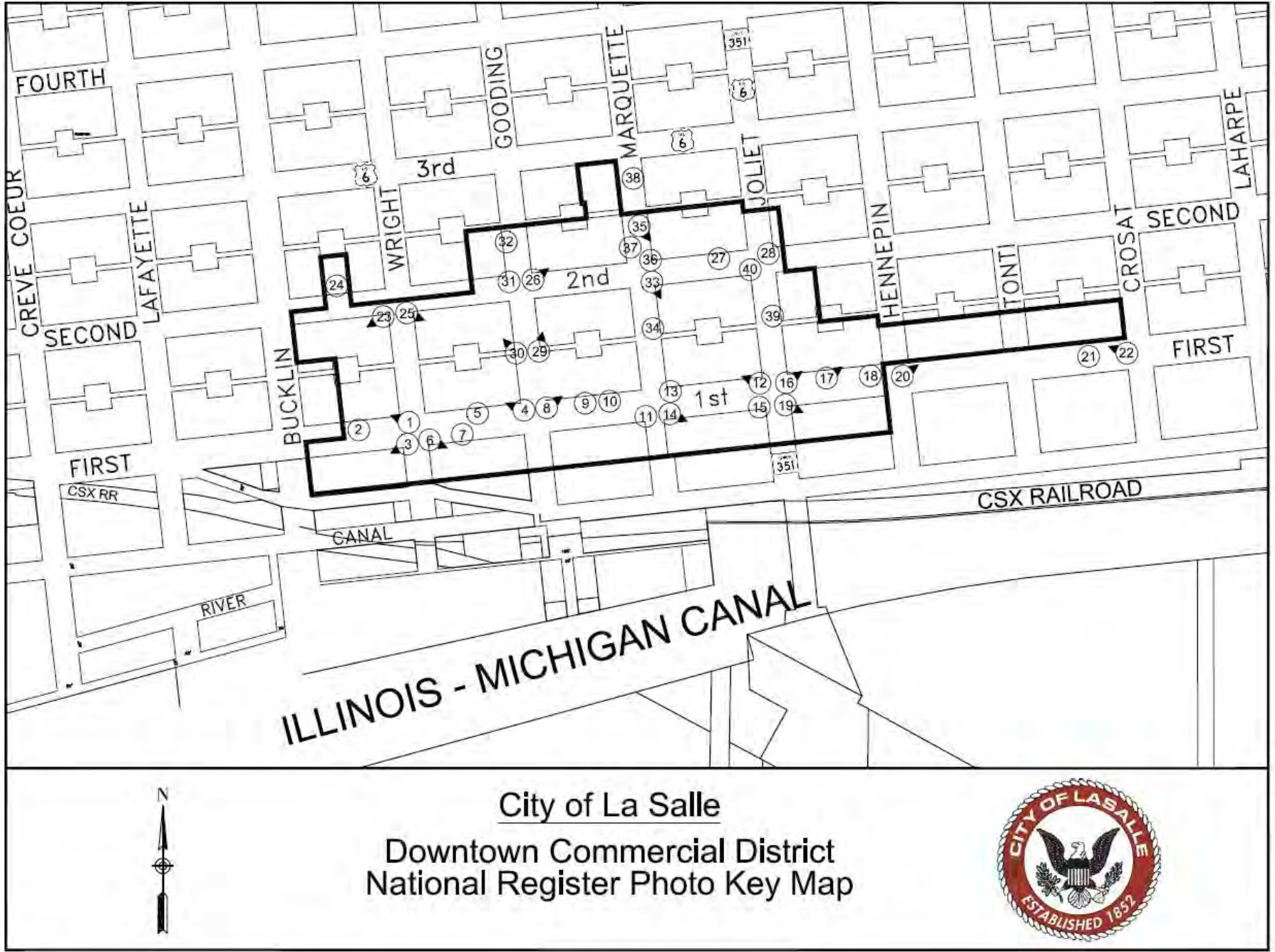


Figure 3: Map showing the district boundaries that comprise blocks 400 to 800 of First Street (both sides); the 900 and 1000 blocks of First Street (north side only); the 400 to 700 blocks of Second Street (both sides); and the 100 and 200 blocks of Wright, Gooding, Marquette, and Joliet (both sides).

Property name: LaSalle Downtown Commercial District  
Illinois, County: LaSalle



City of La Salle  
Downtown Commercial District  
National Register Photo Key Map



Figure 4: Photo Key







*Fitch's*

ard Jones

425







LaSalle County Travel  
est. 1996

FIRST



PLAY VIDEO POKER HERE!  
**LATTNER GAMING**  
A Licensed Video Gaming Operator

*RePlus*  
RESTAURANT

**OPEN**

LaSalle C

4x4  
SIERRA

4x4  
SIERRA

4x4

4x4

4x4



BJJA

RIVER VALLEY INSURANCE

56

PLAY HERE!  
SLOTS/POKER

20





Brick chimney

Mural depicting a dining scene with people and food

613

CHALLENGER  
Real Estate

153

Red banner with white text



Amia Boutique

Trendy Fashion for  
Youth • Women

633

Hours:  
Mon-Fri 11-6  
Saturday 10-4

UNIFORMS ETC.  
The Proud Shop of Professionals

accessories • embroidery

641

15 MINUTE PARKING



*Glenn Monogram Creations*



**UNIFORMS ETC.**  
The Proud Look  
of Professionals

uniforms  shoes  accessories  embroidery



1925  
This building was the first of its kind in the city of...  
It was built in 1925 and has been the home of...  
for many years. It is a fine example of...  
architecture and is well worth a visit.



LA SALLE STATE BANK

LA SALLE STATE BANK

LA SALLE STATE BANK

Free Parking



JOLIET STREET

L CARGO

MARIEN MAE  
*Bridal*

LIVING ENVIRONMENTS

ARIVA  
Skin Care & Day Spa

NO TRUCKS  
OVER 10,000 LBS  
EMPTY OR



Handicap  
Parking  
Only

701

KC



Studio 78  
HAIR SALON  
Developer Leslie

COMING  
SEPT 15-17

STAGE 212

718

*Studio 78*

Studio 78  
HAIR SALON

718



20



ADEL W. KOHN 1910

LOCK 16 CAFE & SHOP  
www.lock16.com

CANAL BOAT TICKETS  
HERE

VISITOR INFO

754 STREET

SNACKS • COFFEE • DESSERTS

NO PARKING THIS BLOCK

CANAL BOAT TICKETS  
HERE



Retail  
Space  
Available  
815.224.6639

Metropolis



Luscious Hair

SALON

PRODUCTS  
Bumble and bumble. HERE.  
LH

MARVEL COMICS  
OPEN  
THE COM







SLOTS

853

STOP





JOLIET STREET



SWEET HONEY'S

Pop & Gold

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MARKETPLACE  
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336 - 2000 Sq. Ft.  
FOR LEASE  
INFORMATION  
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LaSalle  
OFFICE · SUPPLY  
&  
EQUIPMENT CO.

THE TEACHERS  
HELPER

LaSalle Office  
Supply

OPEN DAILY  
MON - THU  
7 AM - 5 PM  
FRIDAY  
8:30 AM - 1:00 PM  
SUNDAY - CLOSED





The Gathering Place  
BISTRO  
815.223.7333

KENDRICK

20



1059





DOOR & WINDOW

DOOR & WINDOW



LA SALLE'S  
1928  
AMERICAN  
LAFRANCE





STOP

Let's Be Flipp  
Our Products Make A Flipp



SECOND STREET

1902 NOONAN 1902

LICENSED INSURANCE AGENCY  
**SENIOR Watchdog, Inc.** WE "SPEAK" MEDICARE  
815-223-9394  
SPECIALIZING IN INSURANCE FOR SENIORS  
MEDICARE SUPPLEMENTS | LONG-TERM CARE | LIFE INSURANCE | RETIREMENT PLANNING

801

SPECIALIZING IN INSURANCE FOR SENIORS  
WE "SPEAK" MEDICARE  
815-223-9394

SPECIALIZING IN INSURANCE FOR SENIORS  
WE "SPEAK" MEDICARE  
815-223-9394

SPECIALIZING IN INSURANCE FOR SENIORS  
WE "SPEAK" MEDICARE  
815-223-9394



**ROSATI'S**  
Chicago  
Pizza  
Delivery - Carryout - Catering

**SPORTSMANS TAP**  
152 GOODING

NO TAILGATING  
PARKING  
THIS  
BLOCK

NOW  
HIRING!  
OPE  
WAGES

DO NOT  
ENTER





EAT HOUSE

White Trash Gallery  
Vintage's Shower

Peaces of Fashion

Massage

DENISE BALLESTRA & PHOTO

THE BUREAU OF REAL ESTATE



Helenridge

DR. WILLIAM WHITE

DENTIST 

815-224-1865

DR. WILLIAM WHITE  
DENTIST   
815-224-1865



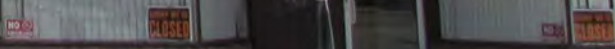
MARQUETTE ST

APLINGTON  
KAUFMAN  
MCLINTOCK  
STEELE &  
BARRY LTD.

THE LOFT









Tears of Joy  
813-228-8671

DR. NICHOLAS M. TABOR III  
PODIATRIST

WALLEY MUSIC

STOP



MEDICAL ARTS  
BUILDING

WILSON & ASSOCIATES, INC.  
CERTIFIED PUBLIC ACCOUNTANTS

MUSIC

Handicap Accessible Sign

Street Light Pole

Street Light Pole







VOLPE'S

VOLPE'S

PAID BY CARD ONLY  
NO CASH  
VISA  
AMERICAN EXPRESS

Shell





SECOND STREET

FURNITURE

FURNITURE

FURNITURE

FURNITURE

FURNITURE

FURNITURE

FURNITURE

FURNITURE

**Turk**  
FURNITURE  
turkfurniture.com  
LaSalle • Ottawa

**PENSKE**  
TRUCK RENTALS

TEMPUR PEAK  
0% to 5%

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/13/2017      Date of Pending List: 12/8/2017      Date of 16th Day: 12/26/2017      Date of 45th Day: 12/28/2017      Date of Weekly List: 1/5/2018

Reference number:

Nominator:

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      12/28/2017 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Barbara Wyatt      Discipline Historian

Telephone (202)354-2252      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
www.dnr.illinois.gov

Bruce Rauner, Governor

Wayne A. Rosenthal, Director



November 7, 2017

Ms. Barbara Wyatt  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed are the disks that contain the true and correct copies of the National Register nomination recommended for nomination by the Illinois Historic Sites Advisory Council at its October 27, 2017 meeting and signed by the Deputy State Historic Preservation Officer:

**Peabody -- Chicago, Cook County**  
**Corron Farm --St. Charles vicinity, Cook County**  
**LaSalle Downtown Commercial District -- LaSalle, LaSalle County**  
**Lumpkin Heights and Elm Ridge Subdivision Historic District -- Mattoon, Coles County**  
**Emmanuel Episcopal Church -- LaGrange, Cook County**

Please contact me at 217/785-4324 if you need any additional information. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp, Coordinator  
Survey and National Register program  
Illinois State Historic Preservation Office  
Illinois Department of Natural Resources

enclosures