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Nat. Register of Historic Places
National Park Service

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 Arcade Building

other names/site number The Riverside Block of Stores, The Green Block

2. Location

street & number 1 Riverside Rd. not for publication

city or town Riverside vicinity

state Illinois code _____ county Cook code _____ zip code 60546

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

[Signature] DSHPO 01/08/16
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
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) _____

[Signature] 3-8-16
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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Commerce/Trade – Business, Specialty Store,

Professional, Restaurant

Domestic – Hotel, Multiple Dwelling

Commerce/Trade – Business, Specialty Store,

Professional, Restaurant

Domestic – Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Late Victorian - Gothic

foundation: stone

walls: brick, limestone

roof: slate

other: n/a

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Arcade Building, a mixed-use retail, residential and office building, is located at 1 Riverside Road in the central business district of Riverside, Illinois. Riverside is one of the nation's first planned suburbs¹ and one of the few municipalities in the United States designated a National Historic Landmark.² The three-story building was built in 1871 in a Gothic Revival style. Significant features include distinctive thin banding of red brick; segmental brick arches on the first floor and lancet brick arches over the second floor windows; a hipped roof with dormer windows; a central entrance tower with a cupola; and four corner turrets. Additionally, the ground floor retains many of the original stained glass transoms. The overall volume and size of the first floor has remained consistent since a 1921 renovation, which included the construction of a one-story addition to the east of the original building.³ In an extensive 1929 renovation, the first floor was reconfigured into an L-shaped arcade from the previous floor plan which featured one long corridor with glass-lined storefronts along either side.⁴ The upper floors also were renovated but kept a majority of the original woodwork. The exterior was sheathed in limestone and stucco cladding which has been removed. The first floor now has six retail units which includes the rear addition. The L-shape floor plan has been modified back to a long corridor similar to when the building originally was built, and the storefronts closest to the main entranceway are again lined with windows. The Arcade building has a high level of integrity. The most recent renovation, completed in 2012, met the Secretary of the Interior's Standards for Rehabilitation and restored many of the building's original features.

¹ Patricia M. O'Donnell et. al., *National Historic Landmark District Nomination Revision for Riverside Historic District* (National Park Service. (Original nomination listed August 29, 1970), 5.

² Illinois Historic Preservation Agency website – online list of National Historic Landmarks, accessed July 15, 2012. <http://www.state.il.us/hpa>.

³ "Miller Sells Green Block," *Riverside News* (February 25, 1921), 2.

⁴ Sanborn Fire Insurance Maps. Riverside, Illinois (1909, 1930).

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Narrative Description

Current and Historic Setting

The building sits on the southwest corner of Quincy Road and Riverside Road, two of the main thoroughfares in the central business district of Riverside. The square footage of the site is approximately 10,000 square feet, and the building is built to the property line. There are 15 feet of curb from Riverside Road to the west base of the building and seven feet of curb from Quincy Road to the south base of the building. On the east side, where the building ends, an additional 2,900 square feet of asphalt paving is the on-site parking area for the building. It contains 12 parking spaces. On the north side, a 15-foot wide sidewalk and patio area is bounded by a four-foot high brick wall composed of red and cream brick with a limestone cap to match the style of the building. This area is owned by the Burlington Northern Santa Fe railway which runs adjacent to this side of the building, and the Village of Riverside leases it. It was used as an outdoor dining area for restaurants that were located in the Arcade. Before a 1921 renovation, the building and lot were significantly smaller, approximately 4,000 square feet, because it excluded the one-story addition on the east side and the building did not have any on-site parking.⁵ The entrance façade faces Guthrie Park, a large, open space of public ground. The Riverside Metra Station is situated to the east of the park, diagonally across the street from the Arcade. A brochure on Riverside, published in 1871, describes the historic setting as ‘harmonizing well with the surroundings.’⁶ It further states, “The building faces a large open space of public ground, picturesquely planted with trees and shrubs; with the Depot on the right, and the River with Picnic Island in the distance on the left, and is centrally located to accommodate all Riverside residents.”⁷ The building was constructed to be the primary shopping, office, and lodging building for the initial planned community of Riverside; consequently, downtown Riverside grew up around it.

Exterior

Noted architect Frederick C. Withers designed the building in a Gothic Revival style, using a cream brick as the main facade material with red brick accent banding and limestone base and trim. A hierarchy of different types of arches indicate the different portions of the building. Storefront windows with stained glass transoms are hooded with flattened Gothic arches with red brick and limestone voussoirs, while similar but smaller flattened arches mark store entrances. Second floor, two-over-two double-hung windows with a half-round transom light are hooded with rounded Gothic lancet arches with cream and red brick voussoirs. The third or attic story is faced with a slate hipped roof. Third floor windows are double-hung with hexagonal upper sash, except at the central tower. The front facade of the Arcade faces west. The facade is composed symmetrically with a prominent central section that contains a single-arched main entrance and a roof cupola. Two identical sections flank each side of this central portion. These side sections contain storefronts on the ground level, offices on the second floor, and dormer windows and corner turrets at the roof line. The original slate roof had been replaced with asphalt shingles, but variegated slate has been reinstalled in the recent restoration. The various roof peaks are topped with replica finials and edges, ridges, gutters and valleys, which are finished similarly in copper.

⁵ “Miller Sells Green Block,” *Riverside News* (February 25, 1921), 2.

Plat of Survey, Lots 486, 487 and the West 29 feet of Lot 488 in block 13 in the second division of Riverside in Section 36, Township 39 North, Range 12 East of the third principal meridian, in Cook County, Illinois. Known as 1 Riverside Road, Riverside, Illinois.

⁶ The Riverside Improvement Company. *Riverside in 1871. With a Description of its Improvements together with some Engravings of Views and Buildings* (Chicago: D. & C. H., Blakely, Printers, Office of the Evening Post, 1871), 40.

⁷ *Ibid.*

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At the ground floor of the front facade are four storefronts and a central building entrance. The ground floor is composed as a series of arches with wide arches for storefront windows and narrow arches for doorways. Stained glass transom windows are set within the arches; four of these are original, while others are replicas. Each arch springs from a cream brick protruding pier with three single-course red brick bands and a carved limestone capital. Today, the central arch is wide, with multiple recessed doorways within it. This modification was made as part of the 1929 renovation, when the interior was re-organized as an internal arcade. The alteration was retained in the recent restoration, and the arch was rebuilt to match. Originally, three doorways were at the center which were identical to the doorway apertures remaining at the far ends of the facade. Today, all storefront doorways are recessed for building code and accessibility reasons. Originally, storefront entrances were double doors flush with the facade. Directly above the arches, a continuous course of red brick indicates the second floor level. Above the sign band, a continuous band of limestone corbelling doubles as a window sill. Three bands of red brick with an additional band along the top edge of the window lie adjacent to the double-hung windows. The windows are arranged such that two windows are above each storefront window and a single window is over each storefront door, adding to the visual rhythm of the building. Above the second floor window arches, another band of red brick indicates the third floor level. Heavy, red brick corbelling breaks the hipped roof from the wall. Above the doorways, the walls rise an additional several feet, articulating the wall into turrets at the corners topped with pyramidal roofs and a central tower. Dormer windows are centered over the second-floor double-hung windows and first-floor storefront windows. At the corner turrets, a small, square limestone plaque is placed with the inscription "R. I. 71" (an abbreviation for Riverside Improvement). A downspout runs to the ground between each pair of storefronts along the pier, and a chimney rises along the same line. At the center, marking the central entrance and stair, the wall rises several additional feet. The center window is treated identically to the second floor windows, flanked by two 2-over-2 windows.

The south elevation is composed of two sections: the original structure and the single-story addition built in 1921. Three shallow segmental arches with alternating voussoirs of red and cream brick are on the ground floor of the original structure, the most narrow one signifying the entrance on the southwest corner and the other two representing storefronts. Historic photographs indicate that the ground floor apertures on this section of the building were not present before the 1921 addition and renovation. An additional blind doorway arch was present after the 1920s alterations but is no longer present. Four arches line the ground floor of the addition, two of which are storefront windows and one which is a small recessed storefront and entrance. The large arch is similar to the front central arch, containing three doorways. The center door led to the internal arcade when it was in an L-shaped configuration. All the window and transom openings as well as the placement of the arches have remained in the same configuration since the 1921 renovation. Two smaller transoms contain decorative stained glass similar to the original transoms on the front facade. The stained glass for the two larger transoms on this elevation have been replicated. The second floor of the south elevation is similar to the second floor of the front facade. The center window was added later, likely during the 1921 renovation. Banding to match the original windows was added during the recent restoration. A small carved limestone bracket joins the single-floor addition to the original building. The third floor of the south elevation contains turrets at either end with an additional dormer at center, identical to the front dormers. The turret walls contain a small circular window with limestone trim.

The north elevation is similar to the south façade; the only difference is in the ground floor. The portion of the ground floor on the original section of the building is similar to that on the south elevation, except with one additional doorway opening to the rear. These openings were not present prior to the 1920s renovations. The rear addition of the ground floor contains four identical large arches in series with large windows within. Transoms contain stained glass designed to be similar to those on the front facade. The final arch contains a doorway and windows which are flush with the facade.

The east elevation is common brick at the first floor. A double doorway is at center. On the second and third floor at the north end is a hallway constructed at a later date. This hallway is faced in stucco. Stairways are positioned at either end of this hallway within large hipped roofs. The 1921 addition obscured much of the original facade. Remaining portions

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of the original exterior, visible inside, indicate that the red brick banding continued on this wall, while window arches were similar to those on the south and north sides but without alternating voussoirs.

Interior

The first floor has a straight-lined corridor which extends from the main entrance on Riverside Road to a rear door, which opens to the on-site parking on the east side of the ground floor addition. This corridor, lined with windows in the front portion facing Riverside Road, provides internal access to most of the retail units in this building and to the second and third-floor offices and apartments. Three retail units are south of this corridor and two retail units are located on the north side. Originally, the space to the south was arranged as two units. A short hall with an elevator and a stairway leading to the basement extends north from this corridor. The stairway leading to the second floor is off of the main corridor and immediately east of the hall. Units C, D, and E (see addendum) have restored, pressed metal ceilings, likely dating from the 1921 renovation. Unit B (see addendum) has a partially restored, pressed metal ceiling in the east portion. The historic, pressed metal ceiling in Unit F (see addendum) in the southwest corner was removed because it was in poor condition. However, this pressed metal ceiling was not original. The wood ceiling underneath the pressed metal is original and has been restored. In this unit, it is evident that the wood ceiling was original because when the pressed metal was removed in the 2012 renovation, the entire ceiling underneath was painted wood. In the rear units, wood strips remained when the pressed metal was removed, indicating that the pressed metal was the original ceiling. Although the individual spaces of retail units have been reconfigured, the overall volume and size of the first floor has remained consistent since the 1921 addition.

While altered by various users over the years, the second floor offices retain original elements. In some offices, original maple floors have been restored, while others retain original doors and trim. Original doors have mailbox slots, indicating that offices were used by separate tenants. Some offices have clerestory windows to the corridor, and several have operable transoms and lighted doors. It appears that the second floor originally was arranged as a central north-south hallway with offices on either side. At a later date, the rear exterior porch and secondary exit were replaced by an enclosed hallway, and the offices were combined from eight to four units.

The third floor, originally used as apartments, is in similar condition to the second floor. It was changed from eight units with a central hall to four, and much of the original floor, doors, and trim have been retained. Within the front corner turrets, the original round windows remain.

Integrity

The exterior was restored recently. A copper cupola was installed which recalls the original cupola. In 1929, the exterior was altered heavily to a modernized colonial style, with limestone facing covering the first floor and the central three door-arches replaced by a single aperture with recessed doors and a round metal canopy. Brick and transoms at the second and third floors were covered with stucco, while nine-over-nine windows with shutters were installed. At the third floor, the cupola was removed, chimneys shortened, and the roofline simplified, with colonial half-round over six double hung windows placed within the dormers. These changes have little effect on the design integrity today because they have been reversed. At the same time, the interior was reconfigured into an arcade. In 1921, a large, single-story addition was built to the rear. The exterior is consistent but differentiated from the original building and does not affect the integrity.

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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.

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1871 to 1964

Significant Dates

1871, 1921, 1929

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect – Withers, Frederick C.
Builder/General Contractor – Jenney, William Le Baron

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.

Period of Significance (justification)

The period of significance is from 1871, the year the Arcade was built, until 1964, the fifty-year cutoff for significance for the National Register.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Statement of Significance

The Arcade Building is locally significant for its long contribution to the commercial history of Riverside and meets Criterion A for individual listing on the National Register of Historic Places. Its period of significance is 1871, the year the Arcade was built, to 1964, the fifty-year cut-off for National Register significance. The Arcade was the first commercial building in Riverside⁸ and one of the first, if not the first, commercial structures in the United States specifically conceived as an integral part of the design of a planned residential community.⁹ Its purpose was to give local residents easy access to the conveniences of everyday life. Initial tenants included a drugstore, post office and food store. The fact that the Arcade has retained its same purpose through its period of significance and beyond and has had its architectural integrity restored, while other commercial buildings in Riverside have been demolished or altered with unsympathetic additions, attests to its local significance. In 1993, the Village of Riverside designated the Arcade Building a local landmark. Its success in Riverside is further evidenced in that it is considered one of the precursors to the shopping center in the United States,¹⁰ and its purpose in providing convenient accessibility to basic amenities and services for a surrounding residential community was carried out similarly in noteworthy, later residential developments.¹¹

⁸ "Oldest Business Block Transformed Into Modern Unit," *Riverside News* (June 13, 1929), 1.

⁹ Francis R. Kowsky, *The Architecture of Frederick Clarke Withers and the Progress of the Gothic Revival in America after 1850*, (Wesleyan University Press, 1980), 95.

¹⁰ Dwayne W. Jones (with the Texas Historical Commission), *National Register of Historic Places Nomination for Highland Park Shopping Village* (National Park Service. Listed in 1997), Section 8. 26.

¹¹ Dr. Richard Longstreth, "The Neighborhood Shopping Center in Washington, D.C., 1930-1941," *Journal of the Society of Architectural Historians* (March, 1992), 8.

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

Context

The Arcade Building is located in the central business district in the Village of Riverside, which sits in the western portion of Cook County, Illinois, approximately nine miles west of Chicago's Loop. Riverside was built as a rail-oriented suburb and is situated on the Metra line, formerly the Chicago, Burlington & Quincy Railroad, which came to Riverside in 1864. The community was incorporated in 1875. The boundaries of Riverside are Harlem Avenue to the east, Golf Road to the west, 26th Street to the north and Ogden Avenue to the south. The Des Plaines River flows through the western portion of the village and forms the southern boundary as it turns to the east. Many of the country's best architects have built homes in Riverside. A number of original homes designed by William Le Baron Jenney, the inventor of the skyscraper and the general contractor for the Arcade, is intact as is one home by noted architect Howard Van Doren Shaw. Louis Sullivan designed the now-demolished Babson estate, where landscape architect Jens Jensen designed the landscape. Two homes designed by Frank Lloyd Wright, the renowned Avery Coonley estate, in which he collaborated with Jensen, and the F.F. Tomek house, have been preserved and individually listed as National Historic Places. Riverside is unique in that it has two individual National Historic Landmarks within a National Historic Landmark district.¹²

The origins of Riverside date back to 1868, when developer Emery E. Childs, a native New Yorker, formed the Riverside Improvement Company and purchased 1,600 acres along the Des Plaines River. The company's intent was to create a modern suburb which would combine the pleasures of rural living with urban conveniences such as community-provided gas and water services, and maintained streets. In order to create this ideal suburban environment, the Riverside Improvement Company commissioned Frederick Law Olmsted and Calvert Bowyer Vaux, partners in the nationally-renowned firm of Olmsted, Vaux and Company to design the General Plan of Riverside. Olmsted and Vaux were considered the preeminent landscape architects in the United States and already had designed several prestigious landscapes including New York's Central Park and Prospect Park in Brooklyn, New York. For these two collaborators, Riverside was a welcomed challenge. It was their first commission for an entire community. Olmsted and Vaux planned the roadways to follow the area's natural contours, so the streets were curvilinear instead of the standard grid pattern used by other cities at the time. The streets in Riverside follow the Des Plaines River and continue to wind through the village. The General Plan of Riverside, completed in 1869, used several large parks as a foundation and 41 smaller, triangular parks located at intersections to create more green space. Additionally, to enhance this rural feeling, Riverside used deed restrictions to achieve unfenced, open front lawns. This practice was considered innovative at the time and at the forefront of suburban planning in the United States.¹³ Other Riverside landscape amenities included gas streetlights, a public water supply system and pedestrian sidewalks, which also were curvilinear in form. Due to the financial failure of the Riverside Improvement Company and the impacts of regional and national financial setbacks, Riverside's development required decades to complete. However, by the late 1950's, the General Plan of Riverside was substantially carried out.¹⁴ The village was designated a National Historic Landmark in 1970 due to its significance as a planned community and its unique original landscape plan, which is still studied in universities today. Additionally, its sensitivity to the natural landscape, careful planning of communal facilities and use of curvilinear streets and sidewalks has been an

¹² O'Donnell, *National Historic Landmark District Nomination Revision for Riverside Historic District*, 6.

¹³ Marc A Weis, *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning* (Columbia University Press, 1987), 69-70.

¹⁴ O'Donnell, *National Historic Landmark District Nomination Revision for Riverside Historic District*, 6.

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inspiration for subsequent, noted residential developments throughout the country including Lake Wales, Florida, Palos Verdes near Los Angeles and Saint John's Wood near San Francisco.¹⁵

Construction of the Arcade

The Arcade was built in 1871 and is the oldest commercial building in Riverside. It was one of the initial structures included in the Riverside Improvement Company's General Plan of Riverside, an admittance of the need for a business building to house stores and commercial services to meet the needs of the future, planned residential community. The other structures included the city water tower and Riverside's first church. The Arcade Building was the anchor for what soon became known as the central business district.

The Riverside Improvement Company retained Frederick C. Withers, a partner in the firm of Vaux & Withers which shared offices with Olmsted, Vaux and Company, to design the Arcade, which was originally known as The Riverside Block of Stores. Withers, a successful English architect working in the United States, was one of the foremost practitioners of Gothic Revival architecture. The Arcade, designed in a Victorian Gothic style, was not Withers' only commission in Riverside. He also designed Union Church, also an original structure in the General Plan of Riverside. The church was rebuilt due to a fire in 1879 and is now known as the Riverside Presbyterian Church. This commission did not attract as much attention as the Arcade Building, which upon its completion, received national publicity and appeared as the frontispiece of A.J. Bicknell's *Detail, Cottage and Constructive Architecture (1873)*.¹⁶

The Riverside Improvement Company's sales brochure describes the building as "a handsome block of stores and offices, constructed of red and Milwaukee cream brick, with cut stone trimming, has also been built by the Company, which are now occupied as a market, supply store, drugstore, post office, etc., so that all family supplies are readily obtained in good variety and quality, and at reasonable and satisfactory prices."¹⁷ The company retained William Le Baron Jenney, a noted architect and engineer - best known for designing what is considered the first skyscraper, the ten-story Home Insurance Building in Chicago - to oversee the construction of the Arcade. Besides serving as the general contractor for the Arcade, Jenney designed eleven homes in Riverside and was the architect for the Riverside Water Tower, just north of the railroad station, and the Riverside Hotel, which is no longer extant. Upon the Arcade's completion, the Riverside Improvement Company used the second floor for its engineering offices, and the third floor was used for lodging rooms.

The Arcade was considered quite extravagant for the time. In "The Neighborhood Shopping Center in Washington D.C., 1930 - 1941" published in the *Journal of the Society Architectural Historians*, noted scholar Richard Longstreth states, "A commercial building so elaborate in form and rich in detail was then rare for outlying areas where examples tended to be utilitarian in character and often were regarded as eyesores by residents."¹⁸ However, the building was not intended to be just a statement of grandeur but a practical enterprise as well. Riverside's initial population was small, and it was not close to existing communities. As a result, it was likely that Riverside would be serviced only by a few, small stores or none at all. The Riverside Improvement Company was able to secure enviable tenants, including a food store, hardware store and pharmacy, by offering an attractive building and possibly some other incentives such as low rent.¹⁹ Since the Riverside Improvement Company used the second floor for its own offices, it most likely took care in selecting tenants and in overseeing the operation.

¹⁵ O'Donnell, *National Historic Landmark District Nomination Revision for Riverside Historic District*, 32-33.

¹⁶ Kowsky, *The Architecture of Frederick Clarke Withers*, 95.

¹⁷ The Riverside Improvement Company, *Riverside in 1871*, 18.

¹⁸ Longstreth, "The Neighborhood Shopping Center," 8.

¹⁹ Ibid.

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Commerce in Riverside

Two factors, external to the formation of Riverside, most likely further raised the significance of the Arcade in its early years. The first was the Great Chicago Fire in 1871, which killed approximately 300 people and destroyed 3.5 square miles of the city, leveling more than 18,000 structures and leaving 100,000 people homeless. Many people fled Chicago and the Riverside Hotel was a popular refuge for temporary living quarters. This influx of new residents depended on the tenants in the Arcade, including the post office and the pharmacy, for their necessities. The second factor was the financial crisis of 1873, which caused a severe economic depression in Europe and the United States. The Riverside Improvement Company went bankrupt, and the building was sold and renamed the Green Block.²⁰ All construction in Riverside came to a halt as it did in many areas in the United States. As a result, the Arcade was the only commercial building in Riverside until 1888, when a new building, the Malden Block, was erected one block south.

Although the Arcade was the first commercial structure, the Riverside Hotel was the first business establishment and anchored the south end of the central business district. Designed by Jenney, the Swiss-style hotel opened in July of 1871 and contained 124 rooms. It provided many services and entertainment including a ballroom, a card room, a billiard parlor, a music pavilion and reception rooms. In addition to being a popular social gathering place for residents of all Chicagoland, it also was helping to create a full-time population for the village. In 1904, the hotel's owner published a booklet in which he stated, "The hotel has been a benefit to the village and our people in many ways. We now have located with us a number of families who first came just for a short stay at the hotel; others have bought property intending to build and located here permanently."²¹ As the only commercial building in Riverside, the Arcade would have been relied on by temporary guests and new residents for its post office and drugstore, initial tenants of the building. The Riverside Hotel was almost completely destroyed by fire in April of 1887 and only the portion known as the Refectory survived. The Refectory was reopened as a hotel in 1905, and in 1920, it became a private residence. In 1945, the Refectory was demolished.

Malden Block, the second commercial building in the central business district of Riverside, was built on a portion of the site of the original Riverside Hotel at the southeast corner of Quincy Street and Riverside Road. The building's name soon changed to Driver Block, and in 1907, it became the home of the Riverside State Bank. Seven years later, the bank purchased the building. The corner unit of the building, located on Quincy Street, housed the post office until 1923, when door-to-door mail service began. The post office was located in the Arcade, one of its initial tenants. During the early 1900's, the building had three food stores as tenants, all in a row on the first floor.

Shortly after the construction of Driver Block, new boundaries for the central business district emerged. Riverside Township Hall, built in 1895, anchored the south end of the district. The remainder of the central business district expanded to the north and east. The district's growth paralleled the residential development of the village. In the 1920's and the 30's, Riverside underwent a major period of residential development when many modest homes were built on smaller parcels. By 1940, the village's population grew to approximately 8,000 residents.²² This growth created a need for additional amenities in Riverside. The Tower Building was built in 1929 at the intersection of East and Forest Avenues. This mixed-use, Tudor Revival building became the anchor for the west end and housed Jindrich's Drug Store. In 1930, Riverside Public Library was constructed and further formed the south boundary of the district. Other

²⁰ Aberdeen Marsh-Ozga, *America's Most Endangered Historic Places Nomination Form for Arcade Building* (National Trust for Historic Preservation. 2009).

²¹ Herbert J. Bassman, "Social Life Swirled for Years at Riverside Hotel," *The Citizen* (October 15, 1970).

²² O'Donnell, *National Historic Landmark District Nomination Revision for Riverside Historic District*, 18.

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significant buildings in the central business district were the Owen-Castle Building, designed by noted architect E.E. Roberts, and a single-story, commercial building constructed at the northeast corner of Longcommon Road and Burlington Street, which housed the A&P Grocery Store, the first chain store in Riverside.

The Owen-Castle Building was constructed in 1910-1911 to provide space for the historic Owen's Food Market which had been located in Malden Block. The building had 12 apartments on the second floor and four commercial tenants on the ground floor, which at various times in the 1920's housed a shoe business, a dry goods store, as well as the First National Bank of Riverside. When the bank closed during the Depression, Liken's Shop - originally a shoe store which evolved into a general merchandise store - moved into the space, in 1934. In the same year, Henninger's Pharmacy moved from a nearby location to the corner store vacated by Liken's Shop. In 1962, the drugstore moved again to a large location at 13-15 Longcommon Road, where the A&P Grocery Store had been located. It is prevalent, even today, in neighborhood downtown areas for a tenant to move to a new building within the same area for a larger space or a better location. This movement was a common occurrence in the central business district from 1900 to the 1960's.

In 1921, Charles Lindquist purchased the Arcade, which at the time was called the Green Block.²³ The building then was sold in 1929 to Carl C. Lindquist and Richard Smykal, and the name was changed to the Arcade, a name that remains in use to this day.²⁴ Throughout this change in ownership, the Arcade continued to play an integral role in the commercial history of Riverside. Its significance to the community's economy is emphasized in a February 1921 issue of the *Riverside News*. The article states "a real estate transaction of vital importance to the welfare of Riverside has been reported..."²⁵ Upon new ownership in 1921, a less extensive renovation was completed. The new owners began a major renovation, in 1929, at the reported cost of \$60,000 to modernize the building and attract new tenants. Richard Smykal stated in the *Riverside News* in 1929, "We have had many applicants for space rental, but have had to turn some of the applicants down because the type and character of the business they intended to conduct in the buildings did not fit in with the plans to have the building devoted only to high class merchants with shops of excellent character."²⁶ The renovated Arcade Building had a new tenant composition which included L.M. Lies newsstand, O.R. Humma's pharmacy, the Arcade Beauty Shop, Arcade Dressmaking Shop, Welch's Men Store and The Tower Shop, a candy and ice-cream shop. Similar to the building's original tenants, these new tenants supplied Riverside's residents with their daily needs but also included more upscale stores such as the clothing stores. The Arcade also had tenant turnover from its storefronts to other buildings within the central business district. In 1930, Riverside-Hansen Cleaners and Tailors rented store space in the newly-remodeled Arcade Building. After five years of operation, the business moved to a space at the south end of the Riverside National Bank Building, formerly known as Driver Block.

Statement of Significance

In the early 1960's, Cermak Plaza, a medium-sized shopping strip mall with large parking facilities, was built close to the perimeter of the village, and soon after, North Riverside Park, a large regional, enclosed shopping mall was located just north of Riverside. These shopping centers and other small shopping areas built on Riverside's perimeter drew shoppers

²³ "Miller Sells Green Block," 2.

Warranty Deed 7142699, Book 16826, pgs. 526-528, Cook County Recorder of Deeds, County Building, Chicago, Illinois.

²⁴ "Oldest Business Block Transformed Into Modern Unit," 1.

Warranty Deed 10298970, Book 26666, pgs. 245-246, Cook County Recorder of Deeds, County Building, Chicago, Illinois.

²⁵ "Miller Sells Green Block," 2.

²⁶ "Oldest Business Block Transformed Into Modern Unit," 1.

Arcade Building

Name of Property

Cook County, IL

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away from the central business district. Many service businesses began to replace the grocery stores, pharmacies, and clothing shops that the Arcade had a long history of housing. The use of the district for shopping progressively decreased. However, this area is still named the central business district and considered the hub of Riverside. Residents continue to view the Arcade as the district's centerpiece building. Many buildings in the central business district, including the Riverside National Bank Building and the Owen-Castle Building, have been remodeled without concern for their historic or architectural value. Tasteful ornamentation and original brickwork was either covered or removed, incompatible new material was used, and unsympathetic alterations were carried out. The bank building was unsympathetically modernized with lannon stone, and the Owen-Castle Building had original brickwork on the first floor covered with stucco and its front entry relocated. The building at Longcommon Road and Burlington Street went through years of high tenant vacancy and eventually was demolished in 2006. Although the Tower Building has remained relatively intact, the Arcade is the only building in the district which has enjoyed an architectural rebirth. In 2012, a new owner completed a restoration in accordance with the Secretary of Interior's Standards of Rehabilitation.

The Arcade's significance as a local commercial enterprise is evidenced further in that noted scholar Dr. Richard Longstreth cites the building as the precursor to the modern shopping center - as a business concept not a building type - in the United States.²⁷ The business model of a shopping center being defined as "a group of commercial establishments under a single ownership, planned, developed, and managed as a single unit, with off-street parking provided, and related to the area it serves in the size and type of its stores. Wholly planned and controlled, it differs thus from an ordinary retail street where independently owned stores are simply concentrated."²⁸ In "The Neighborhood Shopping Center in Washington D.C., 1930-1941," Longstreth states, "Probably the earliest realized scheme to possess most facets of what would later be defined as a shopping center was the block of stores built in 1870 at Riverside, Illinois, for which the master plan had been prepared by Olmsted, Vaux and Company one year earlier."²⁹ Longstreth further states, "the Arcade building in and of itself is not nationally significant."³⁰ Other noted, early shopping centers similarly carried out the example set by the Arcade and were constructed as integral components of a surrounding residential community. These shopping centers include the Roland Park Shopping Village (1894) in Baltimore, Maryland, an early example with five retail tenants on the first floor - a grocer, pharmacist and confectioner; and Country Club Plaza, built in Kansas City, Missouri, as part of a group of subdivisions, which by 1922 encompassed two thousand acres and over ten thousand people.³¹

²⁷ Longstreth, "The Neighborhood Shopping Center," 7.

²⁸ Meredith Clausen L., "Northgate Regional Shopping Center – Paradigm From the Provinces," *Journal of the Society of Architectural Historians* (May 1944), 146.

²⁹ Longstreth, "The Neighborhood Shopping Center," 7.

³⁰ Longstreth. Phone Interview.

³¹ Longstreth, "The Neighborhood Shopping Center," 8, 10.

Arcade Building
Name of Property

Cook County, IL
County and State

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Arcade Building

Name of Property

Cook County, IL

County and State

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“Oldest Business Block Transformed Into Modern Unit.” *Riverside News*, June 13, 1929.

Plat of Survey, Lots 486, 487 and the West 29 feet of Lot 488 in block 13 in the second division of Riverside in Section 36, Township 39 North, Range 12, East of the third principal meridian in Cook County, Illinois. Known as 1 Riverside Road, Riverside, Illinois.

“Riverside Arcade Nears Completion.” *Riverside News*, June 27, 1929.

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Riverside Historic Structure Survey for 13 Longcommon Road, Riverside Historical Commission, Riverside, Illinois. June 14, 1985.

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Arcade Building
Name of Property

Cook County, IL
County and State

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than 1/4 (12,900 sf)
(do not include previously listed resource acreage)

Latitude/Longitude Coordinates

Latitude: 41.827287 Longitude: -87.819122

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

Lots 486, 487 And The West 29 Feet Of Lot 488 in Block 13 In The Second Division of Riverside, In Section 36 Township 39 North, Range 12, East Of The Third Principal Meridian, In Cook County, Illinois.

Boundary Justification (Explain why the boundaries were selected.)

The lot historically associated with the property.

11. Form Prepared By

name/title Margaret S. Guzek/Principal and Brian Wolf/Associate
organization Preservation Real Estate Advisors date August 3, 2013
street & number 2911 N. Talman, Unit 2 telephone 312-909-7295
city or town Chicago state IL zip code 60618
e-mail mguzek@preservationrealestate.org

Additional Documentation

Submit the following items with the completed form:

Maps: A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

Arcade Building
Name of Property

Cook County, IL
County and State

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Arcade Building
City or Vicinity: Riverside
County: Cook
State: IL
Photographer: Brian L. Wolf
Date Photographed: July 25, 2012
Location of Original:
Digital Files: #1 Old State Capitol Plaza
Number of Photographs: 15

Riverside Road and Quincy Street, camera facing northeast
1 of 14

Riverside Road, camera facing east
2 of 14

Riverside Road and Burlington RR, camera facing southeast
3 of 14

Riverside Road and Burlington RR, camera facing southeast (storefronts)
4 of 14

Rear of building, camera facing west
5 of 14

Quincy Street, camera facing northwest
6 of 14

Quincy Street, camera facing north
7 of 14

Guthrie Park, camera facing northwest
8 of 14

Store interior, south corner
9 of 14

Store interior, south of arcade
10 of 14

Store interior, north of arcade
11 of 14

Store interior, addition south of arcade (arcade "L" originally continued through center door)
12 of 14

Arcade Building
Name of Property

Cook County, IL
County and State

Typical second floor office interior
13 of 14

Typical third floor office interior
14 of 14

Interior of Arcade corridor, camera facing east
15 of 15

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Mr. Giuseppe Zappani

street & number 113 Founders Pointe telephone 312/718-7795

city or town Bloomington state 60108

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 18 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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

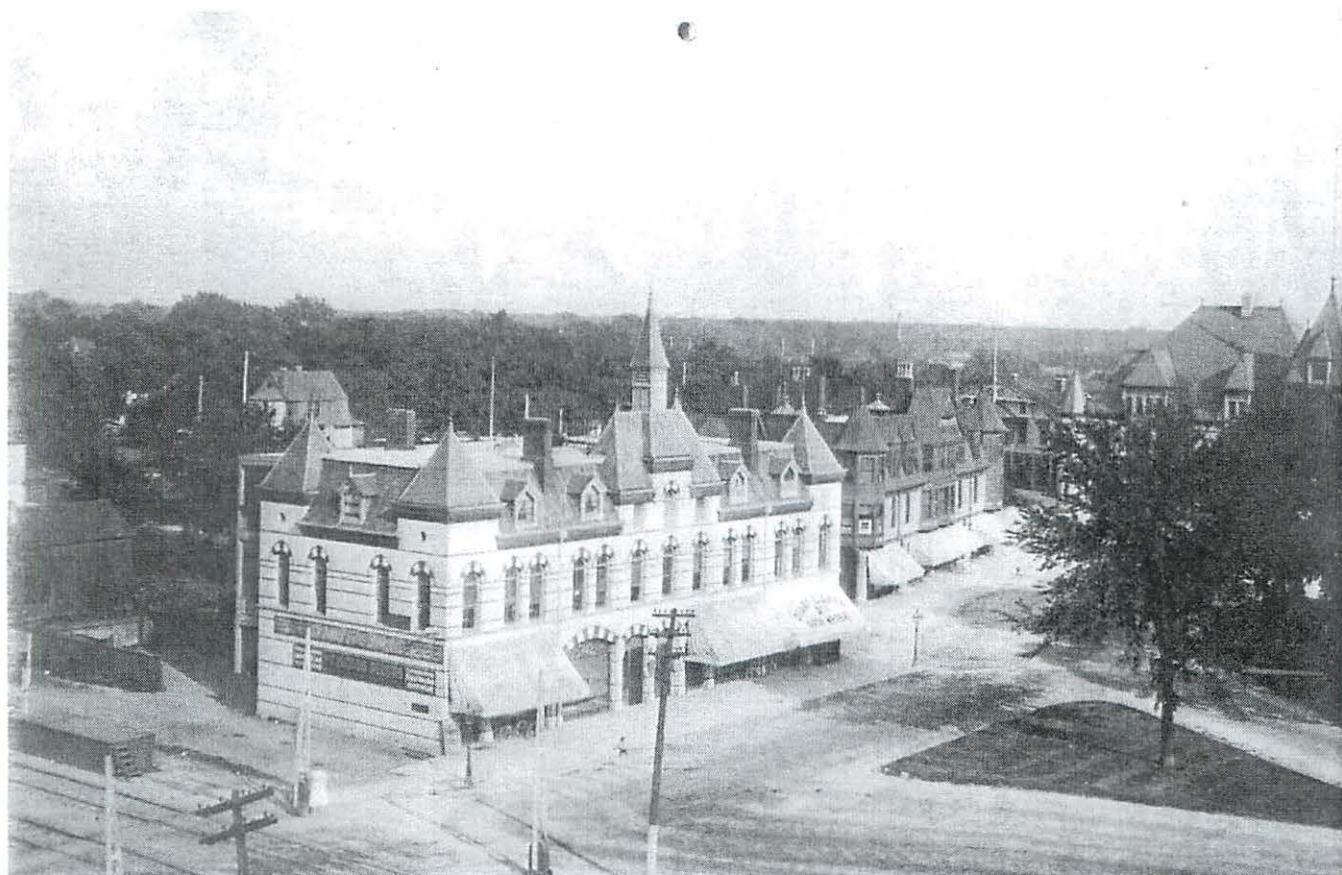
Section number 7 Page 1

Name of Property: **Arcade Building**
City of Vicinity: **Riverside**
County: **Cook** State: **IL**
Photographer: **Unknown**
Date Photographed: **Circa 1895**

Description of
Photograph and Number:
1 of 4

DESCRIPTION

Exterior photograph of the Arcade Building, 1 Riverside Rd., Riverside, IL – looking southwest



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building

Name of Property

Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number 7 Page 2

Name of Property: **Arcade Building**City of Vicinity: **Riverside**County: **Cook**Photographer: **Unknown**State: **IL**Date Photographed: **1914**

Description of

Photograph and Number:

2 of 4**DESCRIPTION**

View from Guthrie Park; exterior photograph of the southwest portion of the Arcade Building, 1 Riverside Rd., IL



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building

Name of Property

Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number 7 Page 3

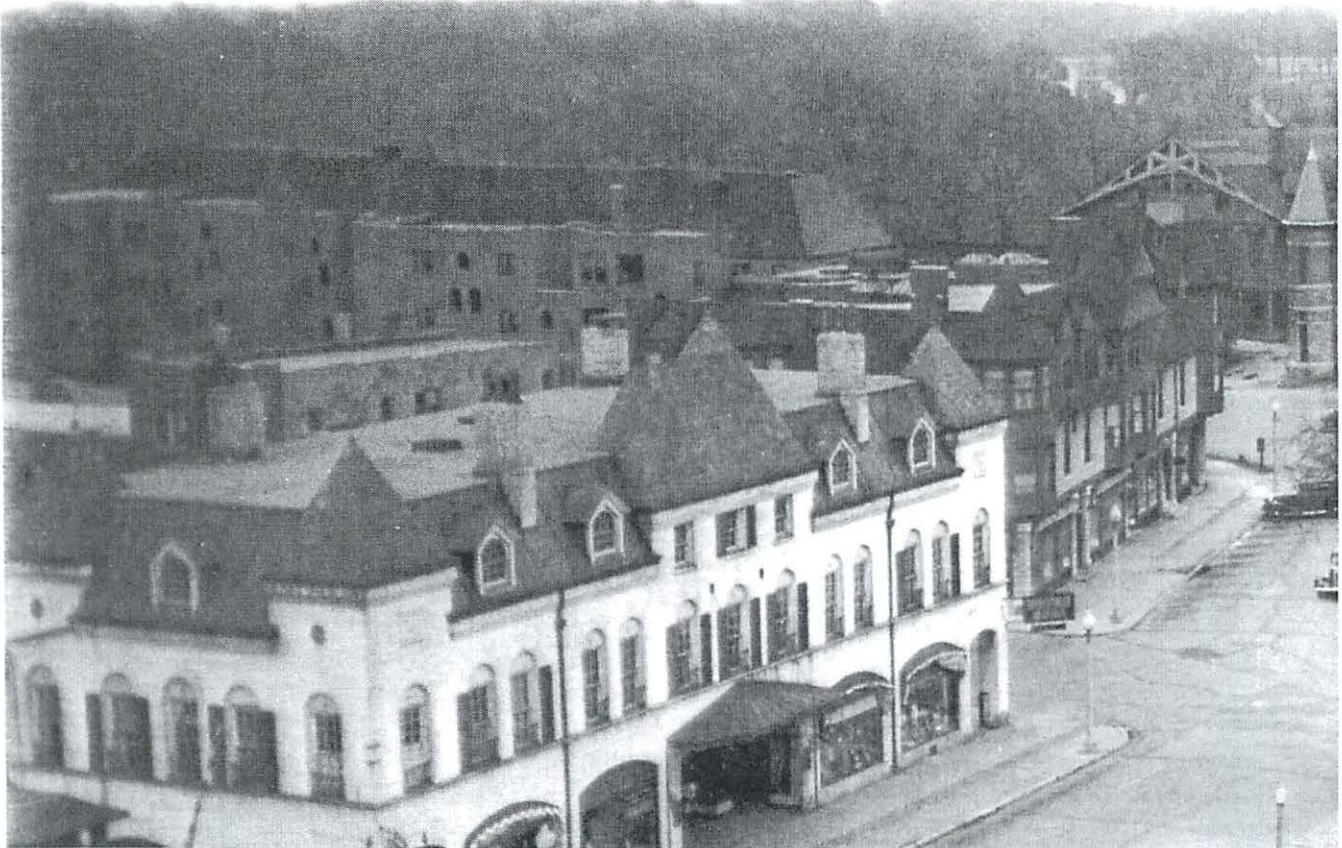
Name of Property: Arcade Building
City of Vicinity: Riverside
County: Cook
Photographer: Unknown
Date Photographed: Circa 1935

State: IL

Description of
Photograph and Number:
3 of 4

DESCRIPTION

Exterior photograph of the Arcade Building taken from the Riverside Water Tower – looking southeast



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building

Name of Property

Cook County, Illinois

County and State

Name of multiple listing (if applicable)

Section number 7 Page 4

Name of Property: Arcade Building
City of Vicinity: Riverside
County: Cook State: IL
Photographer: Unknown
Date Photographed: Date unknown
Description of
Photograph and Number:
4 of 4

DESCRIPTION

Exterior photograph of the Arcade Building, 1 Riverside Rd., Riverside, IL – looking northeast



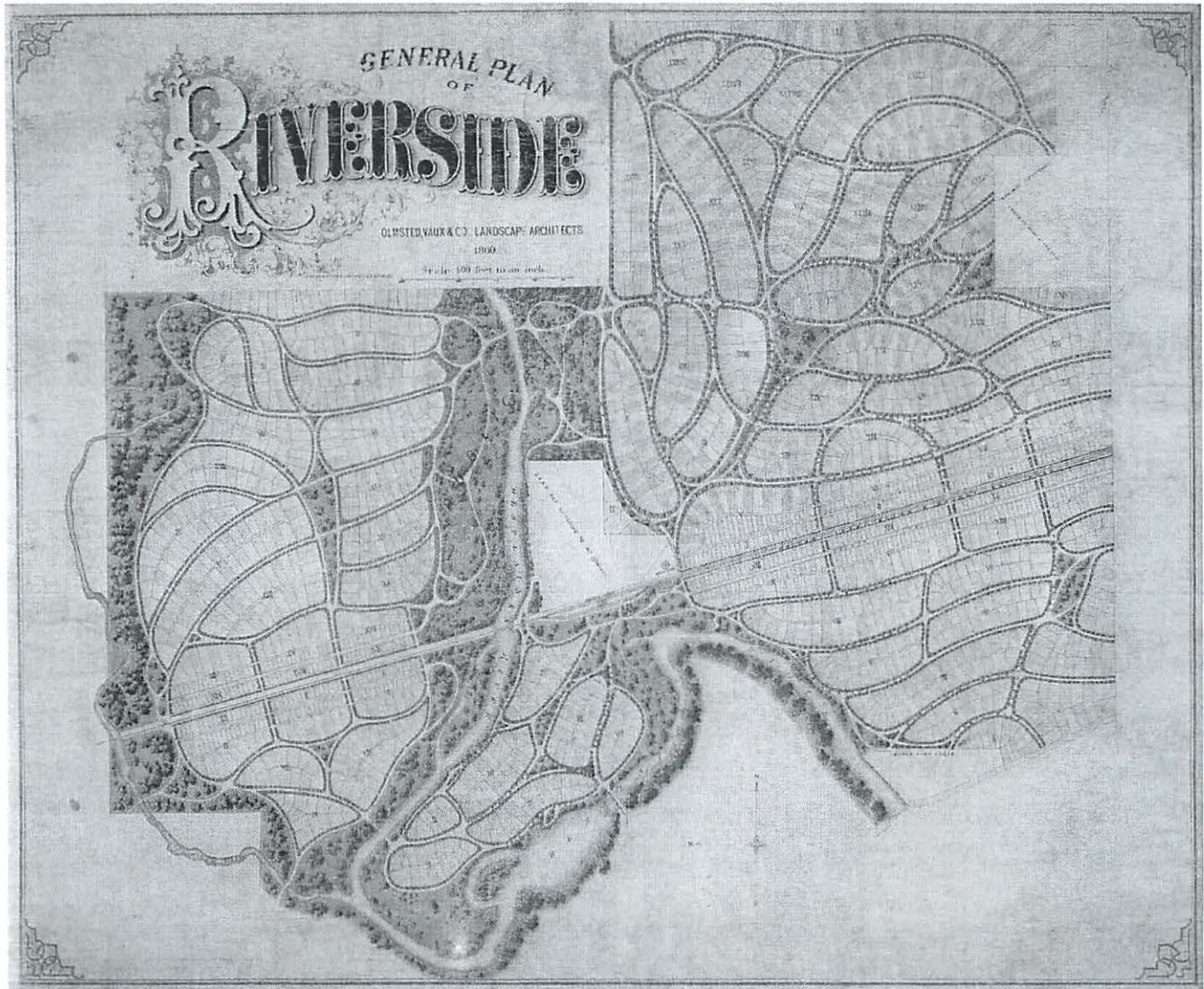
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 5

General Plan of Riverside. Designed by Olmsted & Vaux Co. Image courtesy of Riverside Historical Museum.



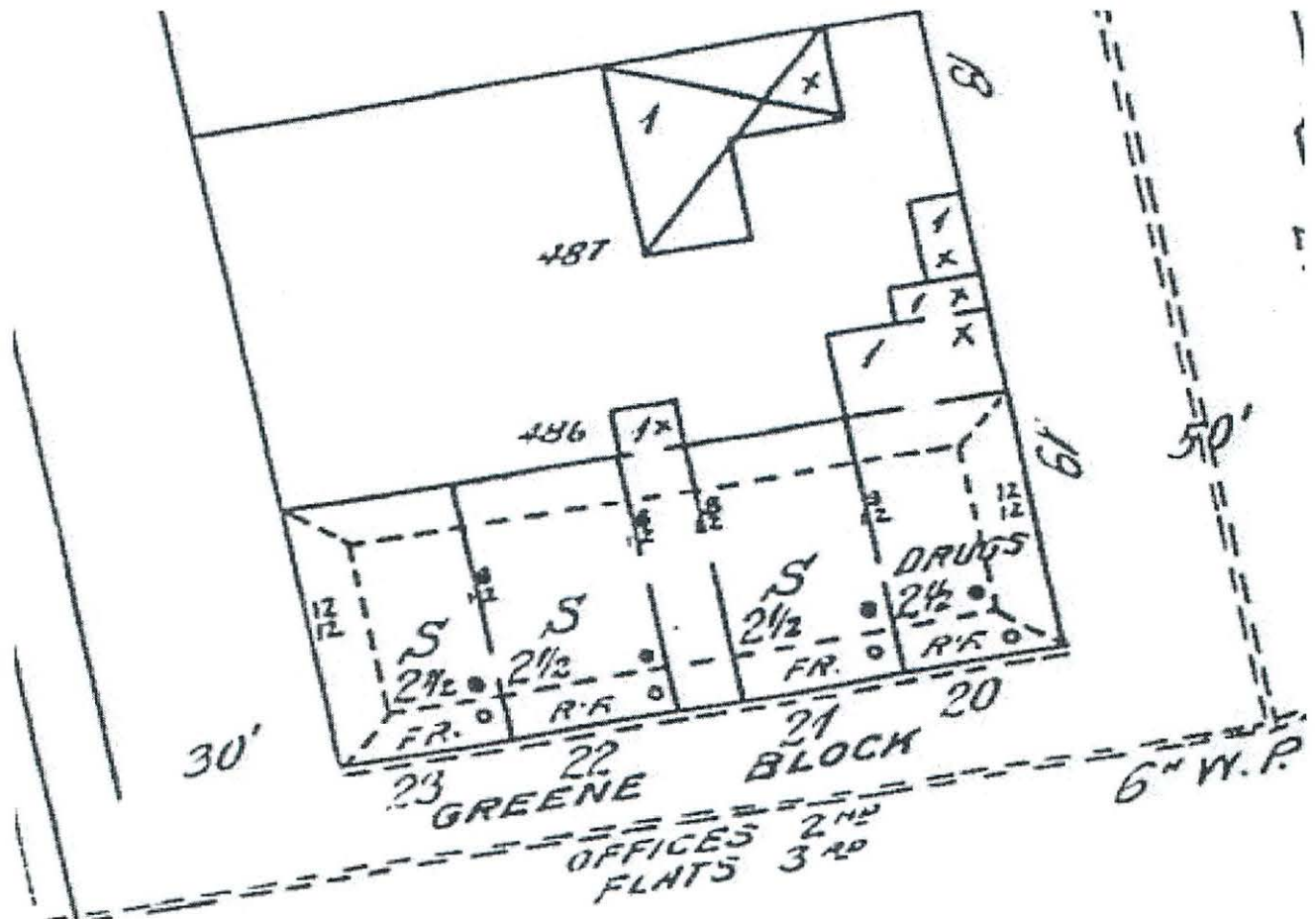
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 6

Sanborn Map – Dated 1909; Shows original shape of corridor



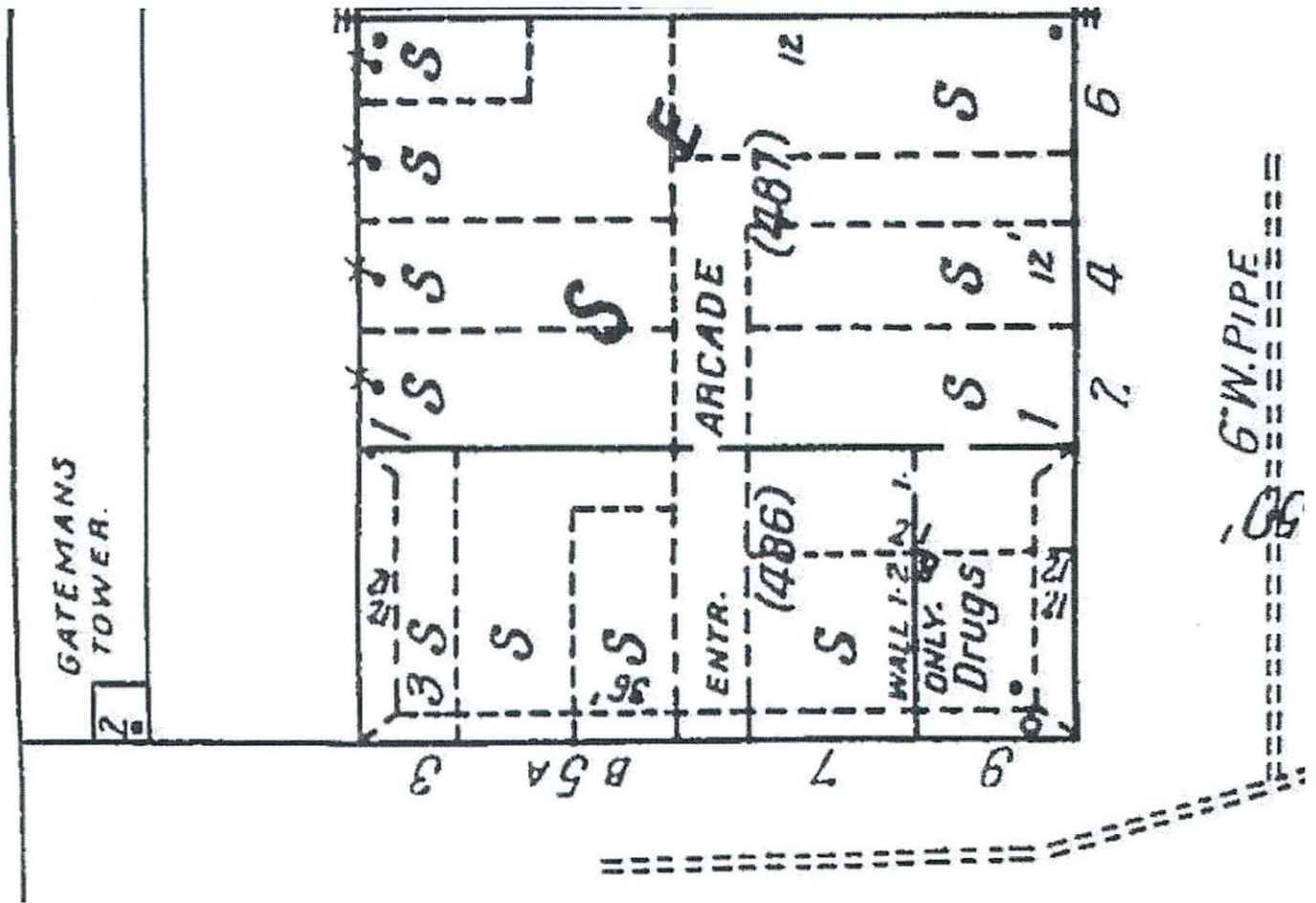
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 7

Sanborn Map - Dated 1930; Shows "L" shape arcade corridor



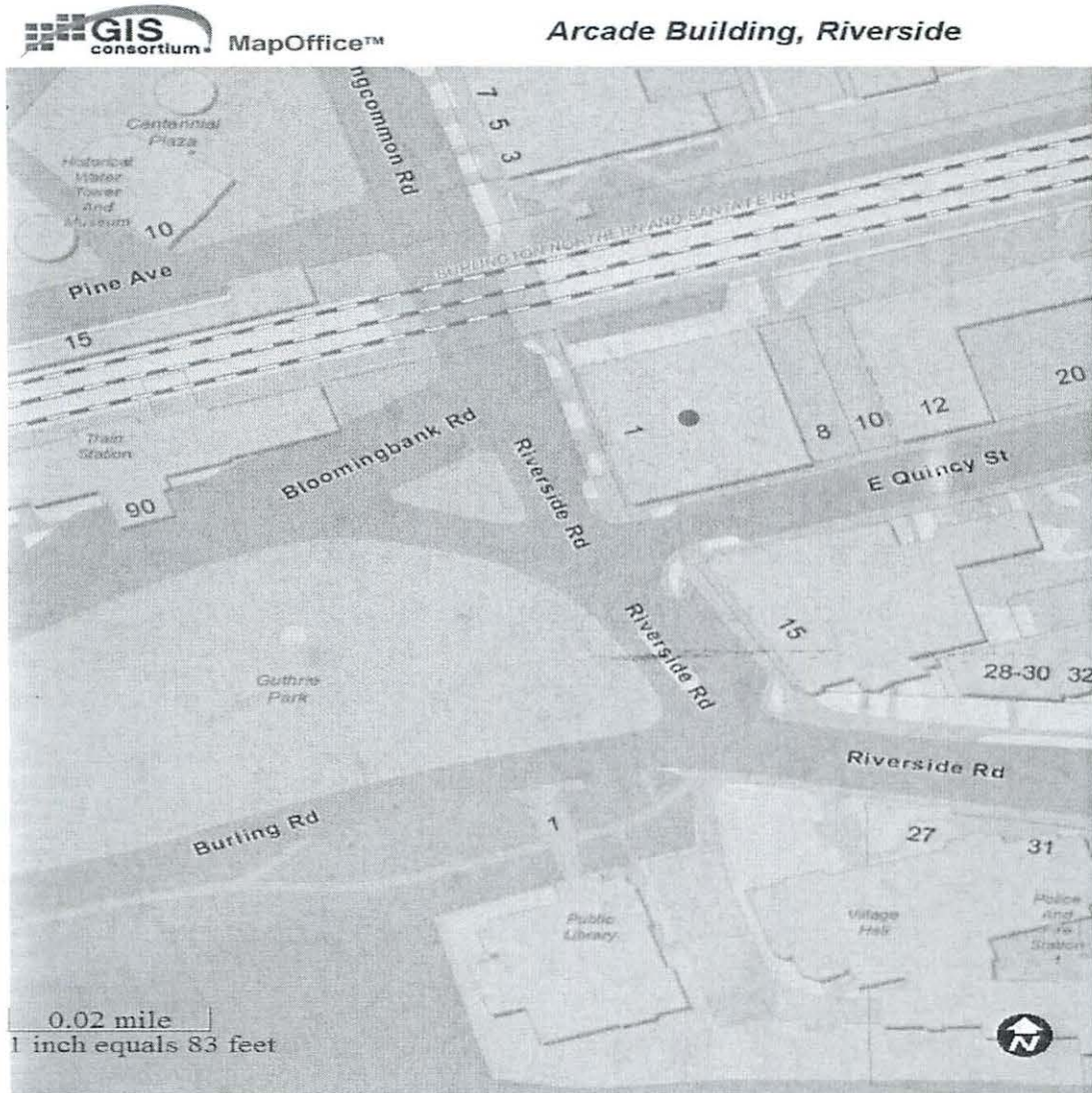
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 8

Map of Arcade Building, 1 Riverside Rd., Riverside, IL



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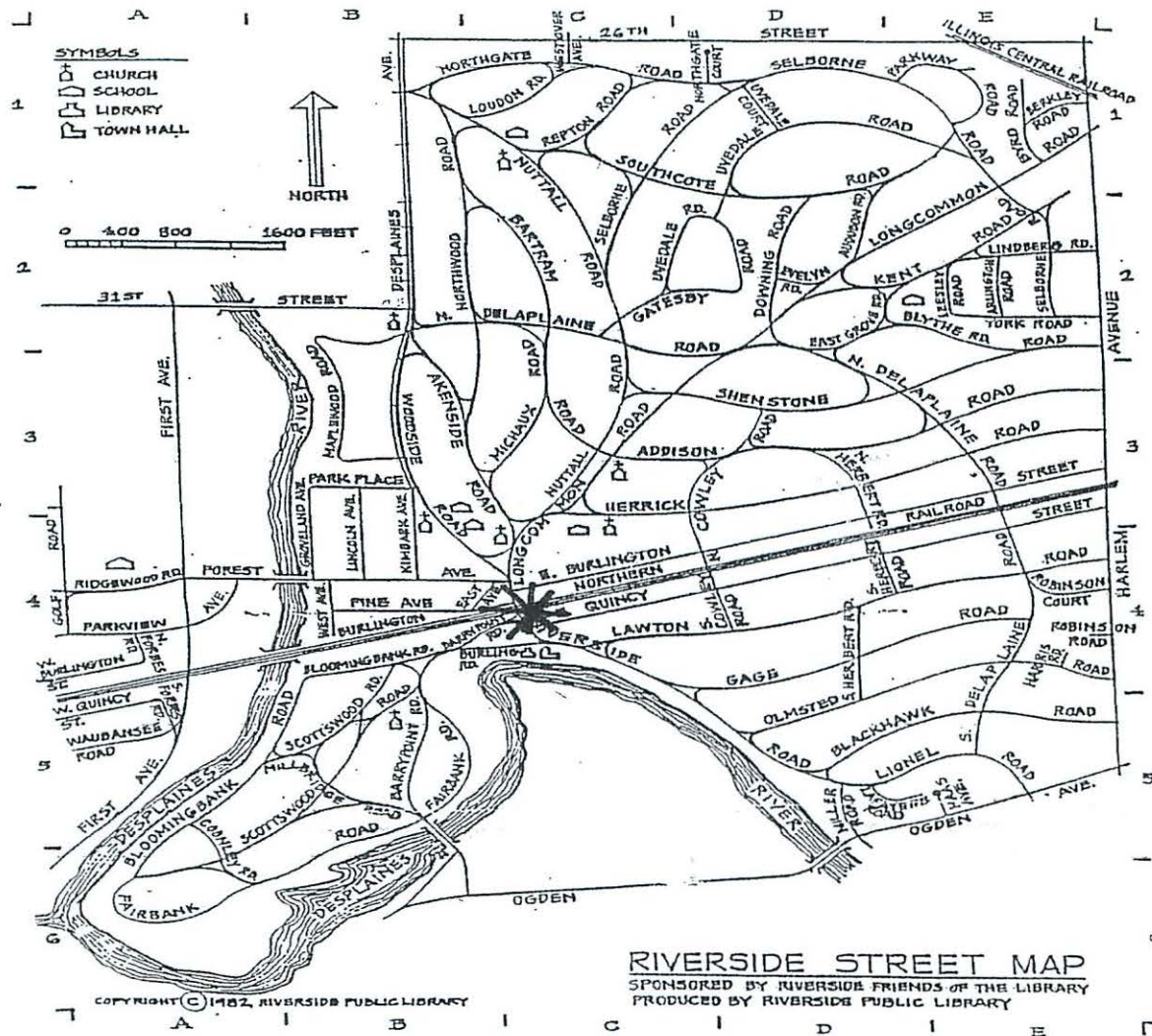
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 9

Location Map of Arcade Building, 1 Riverside Rd., Riverside, IL



**United States Department of the Interior
National Park Service**

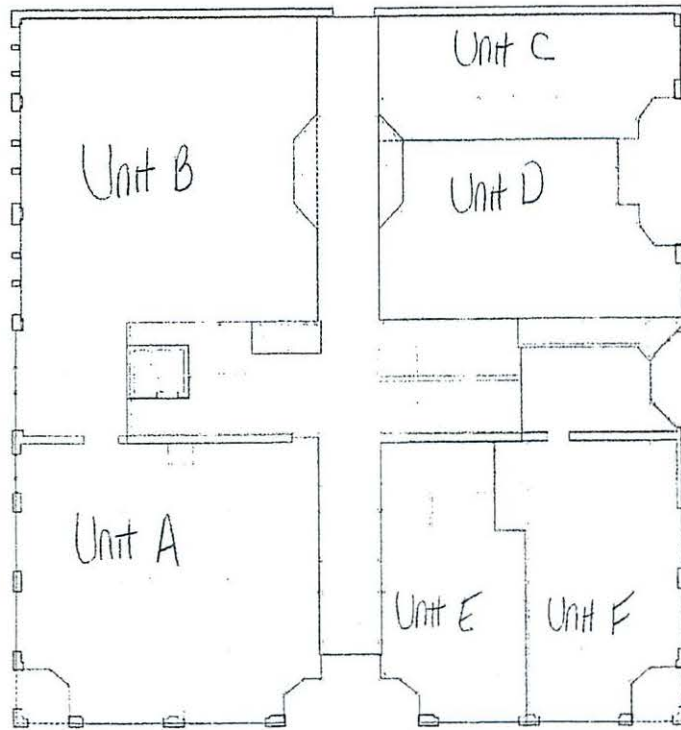
**National Register of Historic Places
Continuation Sheet**

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 10

Name of Property: **Arcade Building**
City of Vicinity: **Riverside**
County: **Cook** State: **IL**
Architect: **Frederick C. Withers**
Description of Plan and Number:
1 of 3

DESCRIPTION
First Floor Plan of Arcade Building



United States Department of the Interior
National Park Service

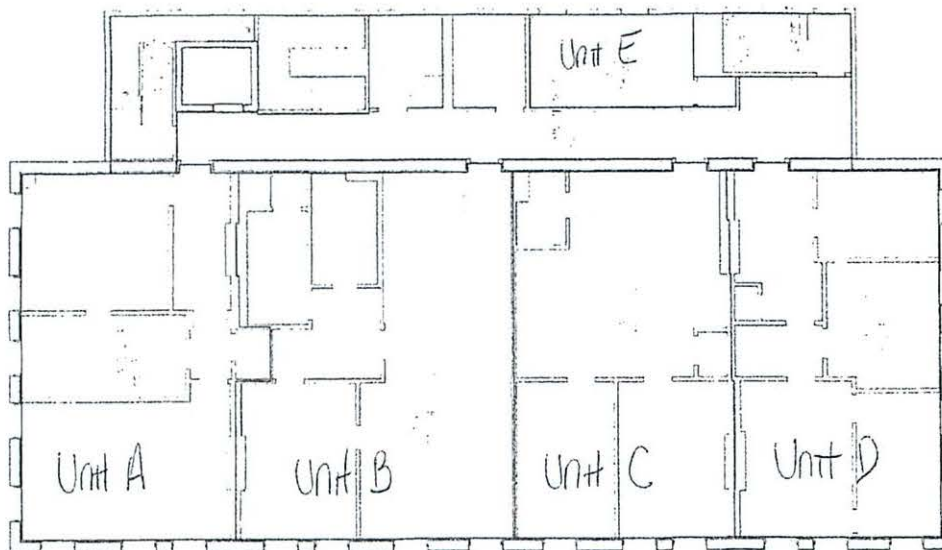
National Register of Historic Places
Continuation Sheet

Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 11

Name of Property: Arcade Building
City of Vicinity: Riverside
County: Cook State: IL
Architect: Frederick C. Withers
Description of Plan and Number:
2 of 3

DESCRIPTION
Second Floor Plan of Arcade Building



**United States Department of the Interior
National Park Service**

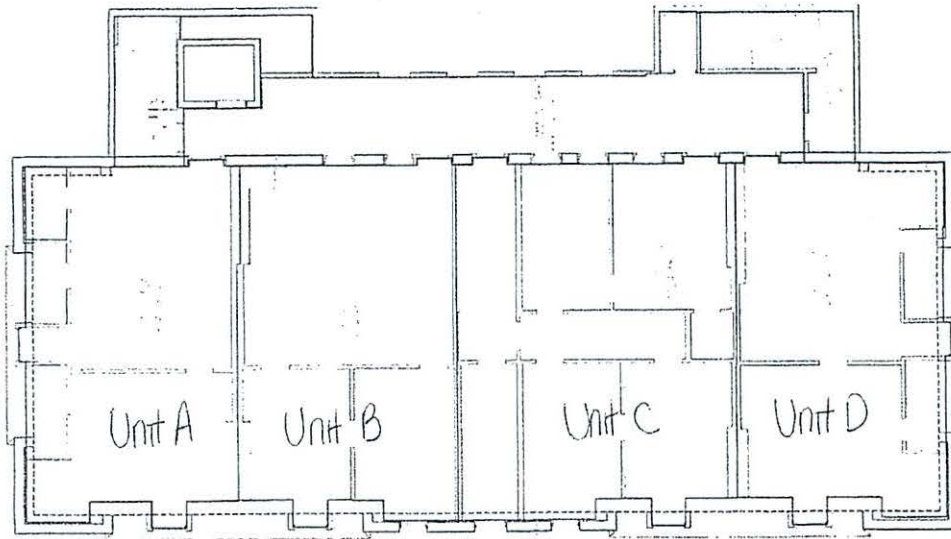
**National Register of Historic Places
Continuation Sheet**

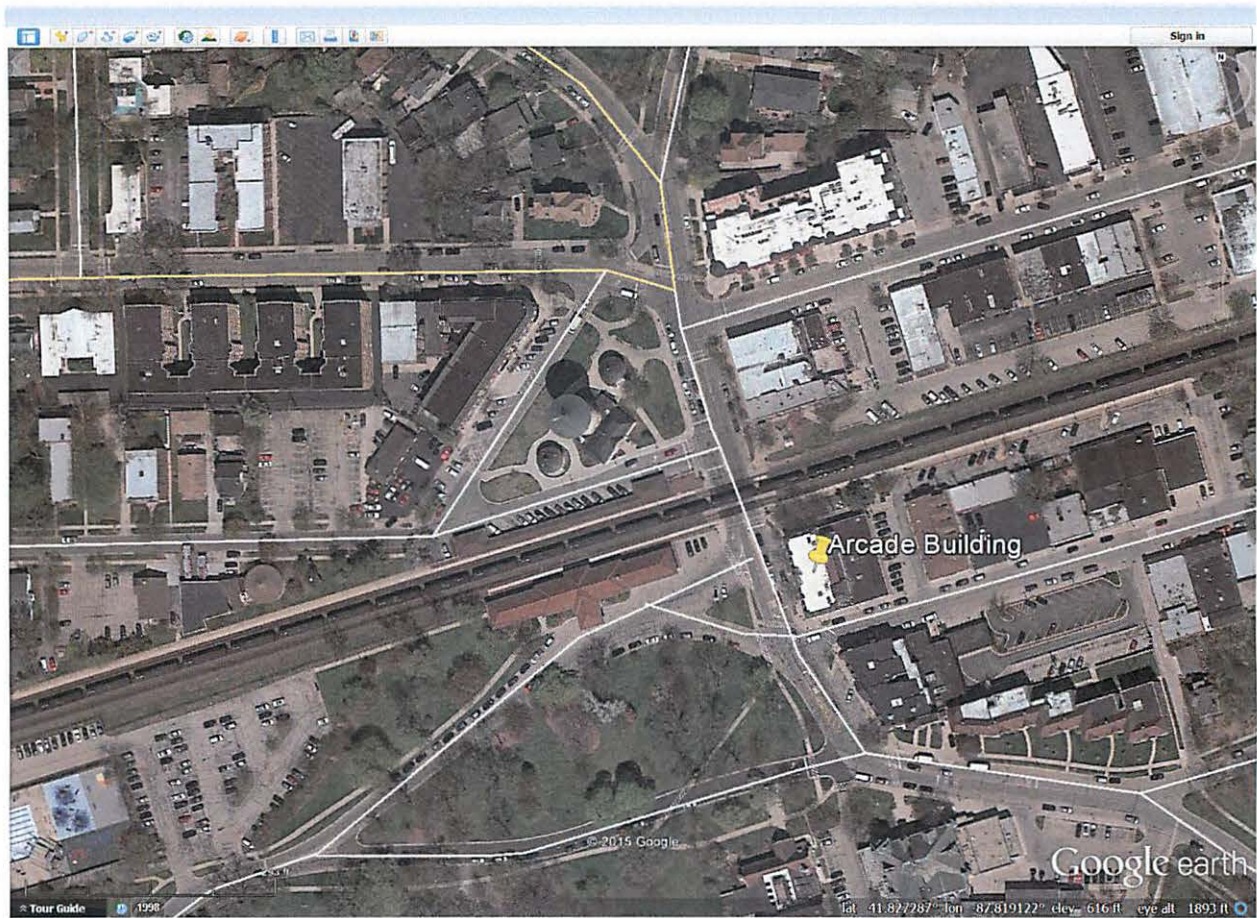
Arcade Building
Name of Property
Cook County, Illinois
County and State
Name of multiple listing (if applicable)

Section number 7 Page 12

Name of Property: Arcade Building
City of Vicinity: Riverside
County: Cook **State:** IL
Architect: Frederick C. Withers
Description of Plan and Number:
 2 of 3

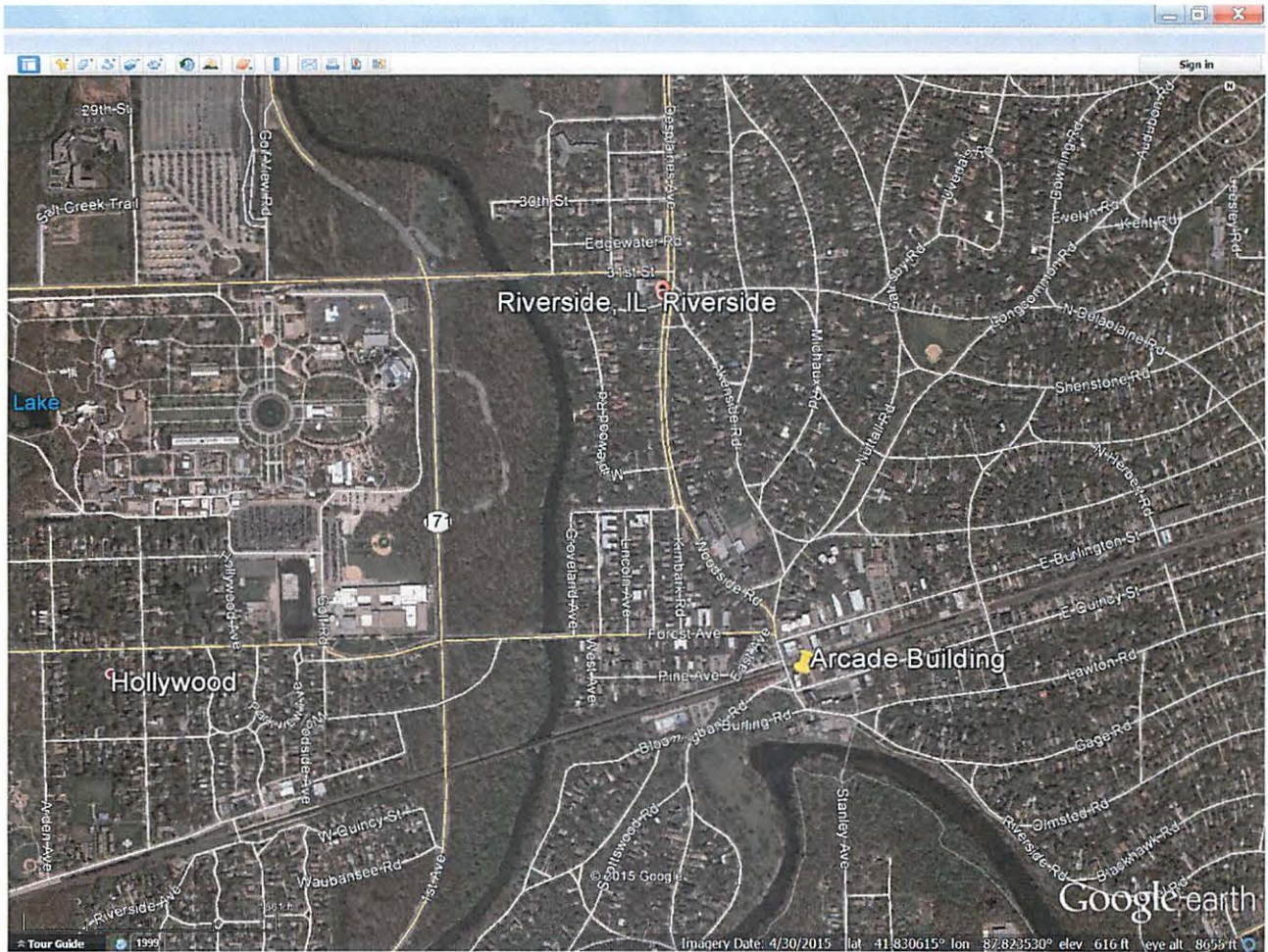
DESCRIPTION
 Third Floor Plan of Arcade Building





Arcade Building – Cook County, IL

Lat: 41.827287 Long: -87.819122



Arcade Building – Cook County, IL

Lat: 41.827287 Long: -87.819122



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Arcade Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ILLINOIS, Cook

DATE RECEIVED: 1/22/16 DATE OF PENDING LIST: 2/22/16
DATE OF 16TH DAY: 3/08/16 DATE OF 45TH DAY: 3/08/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000055

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-8-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Illinois Historic
Preservation Agency**

One Old State Capitol Plaza • Springfield, Illinois 62701 • www.illinois-history.gov • TTY 217.524.7128

RECEIVED 2280

JAN 22 2016

Nat. Register of Historic Places
National Park Service

January 8, 2016

Ms. Barbara Wyatt
National Register of Historic Places
National Park Service
1849 C Street NW Suite NC400
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed for your review are two National Register Nomination Forms. They have been recommended by the Illinois Historic Sites Advisory Council and signed by the Deputy State Historic Preservation Officer. They are being submitted in a digital format on the enclosed disks, and are the true and correct copies.

Arcade Building - Riverside, Cook County

Sam Ford and Ruth Van Sickle House - Aurora, Kane County

Please contact me at the address above, or by telephone at 217-785-4324. You can also email me at andrew.heckenkamp@illinois.gov if you need any additional information or clarification. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp
National Register Coordinator

Enclosures