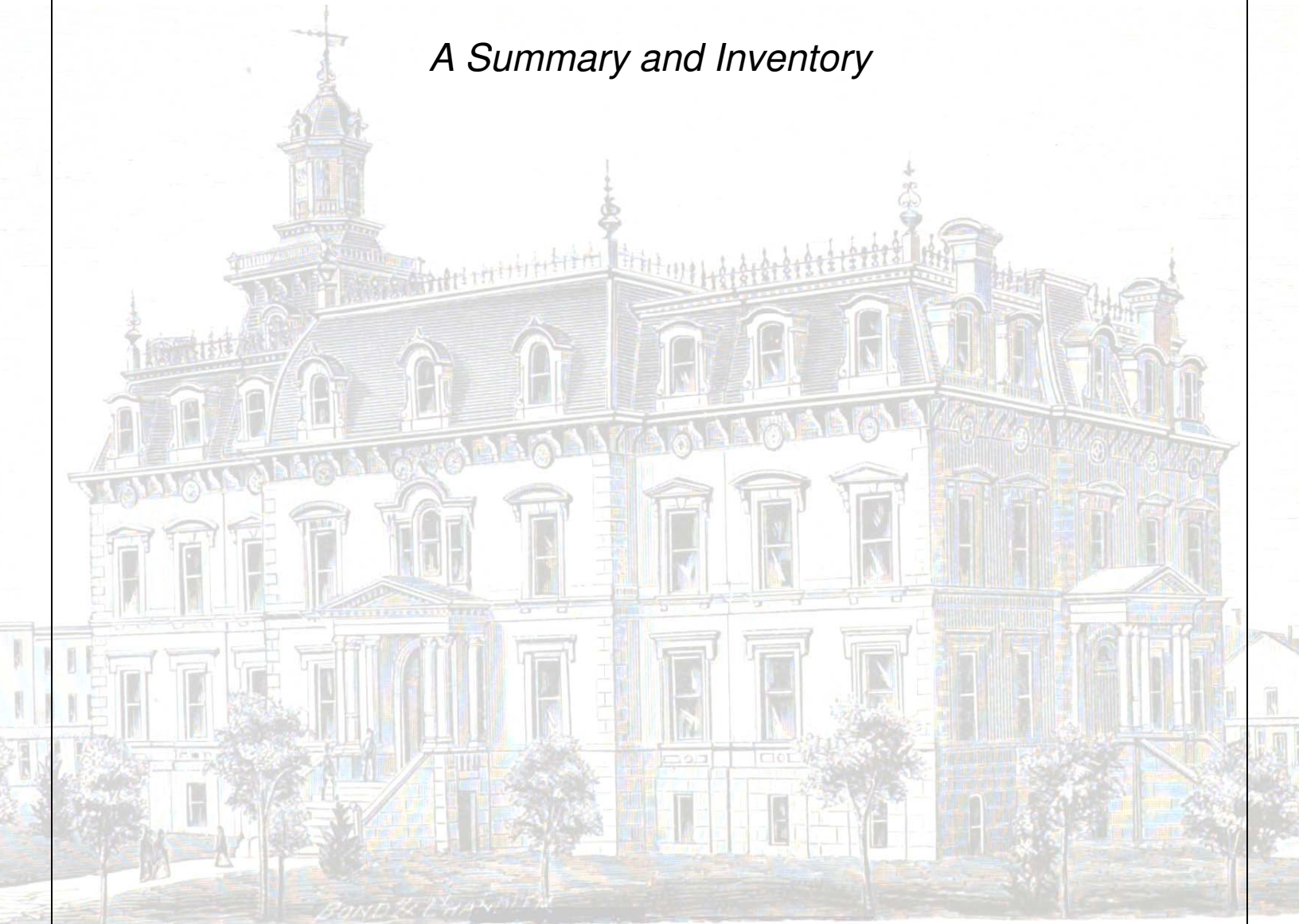


ARCHITECTURAL RESOURCES IN DOWNTOWN MACOMB

A Summary and Inventory



GRANACKI
HISTORIC CONSULTANTS

2011

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City of Macomb

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INTRODUCTION

As the county seat and largest city in McDonough County, as well as the home of Western Illinois University, Macomb plays a prominent role in west-central Illinois. A fitting symbol of this role is Courthouse Square with its architecturally significant 1872 courthouse and its surrounding streets of intact late-19th to early-20th century Commercial Blocks. The traditional home of government and commerce, downtown Macomb has remained vital despite shifting business and shopping patterns across America. With the oldest buildings now over 150 years old, some with alterations that have not weathered well over the years, this is an appropriate time to look for ways to strengthen the physical character and revitalize the economic base of the community. An excellent way to accomplish this dual goal is through the use of historic preservation.

In 2010-2011, Granacki Historic Consultants was retained by the City of Macomb to conduct an intensive architectural resources survey of Downtown. The purpose was to document the architectural character of downtown buildings and to collect research materials to support the designation of a downtown historic district. The area of study is bounded by East Calhoun on the north, North and South Campbell on the east, E. Washington, East Jefferson and West Washington on the south, and South and North McArthur on the west. This area was designated a local historic district in 2009, but in order for owners of commercial property to be eligible for federal tax incentives, a National Register designation is needed.

Fieldwork for the intensive survey was conducted in the fall of 2010 and included photographing and documenting the physical characteristics and conditions for every structure in the designated survey area. This was later augmented by historic research in local newspapers, publications, and other sources that was undertaken by local volunteers and made part of this project by GHC. This report summarizes and evaluates the findings of the survey, illustrating the most architecturally and historically significant buildings and confirming the potential eligibility of the area as a National Register historic district.

DESCRIPTION OF DOWNTOWN MACOMB SURVEY AREA

Macomb is a city of just over 20,000 people located in McDonough County in west-central Illinois. Directly 57 miles west of Peoria, 54 miles northeast of Quincy, and 40 miles east of the Mississippi River, it is the center of a larger rural trading area in a county with a 2010 population of 32,600. The largest employer in the city is Western Illinois University, located about two miles west of downtown. The university's students account for half the city's population. The largest single employer downtown is the McDonough county offices. City Hall, the Macomb Public Library, and the Post Office are the other downtown governmental employers. Two banks, small retail shops, business services, a few restaurants, and other commercial uses provide a small but constant daily pedestrian traffic.

The original plat for downtown Macomb was recorded in 1831, with minor alterations made in a subsequent plat surveyed in 1834. An orthogonal grid street pattern of roughly square blocks was used. The Courthouse Square was set in between the north/south streets of Lafayette and Randolph, but mid-block, breaking the continuity of Jackson Street. There are four pedestrian passageways that cut through the mid-blocks at the east and west corners of North Side Square and South Side Square. The east/west and north/south directional system for the city radiates out from the courthouse square. Building lots are generally long and narrow, with a narrow street frontage, particularly on those lots facing the square. They are rectilinear but not all the same size. Sidewalks run parallel to the streets, and a row of diagonal parking is positioned around each side of the square. The courthouse building itself is set in the middle of a small grassy lawn. Surrounding downtown streets are lined with mostly brick, two- to three-story Commercial Blocks, densely packed with shared party walls. Ground-level storefronts contain retail stores, restaurants, or business services. Upper floors have business or sometimes residential uses.

Amtrak railroad tracks run along the north edge of downtown at a slightly southwest angle, separating the business district from a residential neighborhood immediately north. Passenger trains stop twice a day in each direction, providing service to Chicago and Quincy, with a few stops in between. In 1865 the Chicago, Burlington & Quincy Line had consolidated with the earlier Northern Cross Line that had been completed in 1856. Immediately south of the train station across Calhoun Street is the historic Chandler Park, dating from 1879 when the property was assembled and existing commercial structures on the site were demolished.

The Downtown Macomb survey area covers 11 square city blocks and about 43 acres. It contains 108 properties with 99 buildings, two parks, two parking lots and five vacant lots. The majority of the 99 buildings are commercial structures (86). Of these, 50 are Two-Part Commercial Blocks, 16 are One-Part Commercial Blocks, ten are Freestanding buildings, and five were originally built as Garages. The remaining five include a Temple Front- and an Arcaded Block-type commercial structure, a multi-story office building, a former livery, and a gas station. There are 13 non-commercial buildings in the survey area which include the Courthouse, the Amtrak train station, the Macomb Public Library, the Post Office, and two churches. Seven buildings originally served residential functions including the Lamoine Hotel, an apartment building, and five houses, of which one is now City Hall, one is a house museum owned by the McDonough County Historic Preservation Society, two contain business uses, and only one is still a single-family home. Of the 99 buildings, 83 are historic structures that contribute to the character of a historic district, and among those that are contributing, 25 are of particular architectural or historical significance.

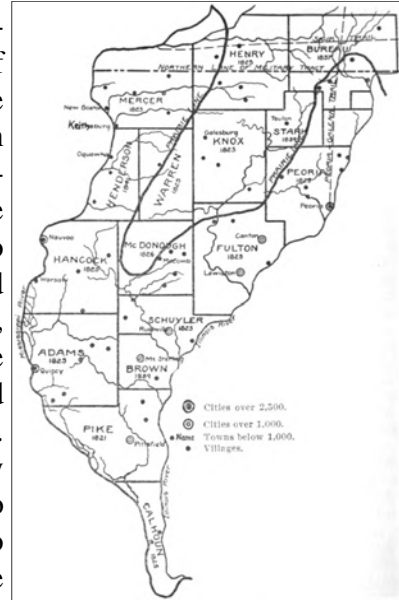
For this survey every principal structure on each street within the survey boundaries was viewed and evaluated by a team of field surveyors. A computerized inventory was created containing separate records for each building with one or more photographs and descriptive information about the building, and where applicable, about each individual storefront. Extensive

historic research was added to the inventory or provided on continuation sheets. Information collected includes use, condition, integrity, architectural style, estimated construction date, architect or builder where known, prominent owners, materials, architectural features, subsequent alterations, and a significance rating. Besides this summary report, there are individual paper forms for each building surveyed, and those are kept in binders at the Planning Department offices at City Hall.

HISTORY OF DOWNTOWN MACOMB

EARLY SETTLEMENT AND THE MAKING OF MACOMB

Macomb's courthouse square and downtown, and the development of the entire city, is indelibly linked to the development of McDonough County, of which Macomb is the county seat. Like much of what is now Western Illinois, McDonough County can trace its origins to the Illinois Military Tract, a swath of land between the Mississippi and Illinois Rivers that was set aside by the federal government as bounty land for volunteer soldiers who fought against the British in the War of 1812. Congress created several tracts from the western territories (including Illinois, Michigan, Arkansas, and, later, Missouri) in May of 1812. The land in the Illinois Military Tract was surveyed in 1815-16, and parcels of 160 acres were offered to the soldiers or their heirs. Most veterans chose not to use this gift of land as an opportunity to settle in such a remote area, and instead sold their lots to speculators. These owners soon came up against settlers who were squatting on the land, and many properties throughout the county were the subject of bitter legal battles for years after their initial offering.¹



The Military Tract
[Image from "The Settlement of Illinois
from 1830-1850"]

The Military Tract became a part of the state of Illinois upon its creation in 1818, and by the mid-1820s, most of the tract had been divided into counties. The boundaries of McDonough County were established in 1826, but because it did not have the population required by the state legislature for legal organization as a separate county, "...it was attached to the county of Schuyler, for judicial, election and recording purposes."² Not until June of 1830 did the county have the requisite number of residents to allow for this official recognition. The county remained sparsely populated in its early years, unlike neighboring counties in the Military Tract that were situated along one of the two major rivers.

Among the first permanent residents of Macomb was a minister from Kentucky named John Baker, who had purchased a 160-acre parcel about five miles south what would become Macomb, making his way to the county in 1829. Baker was not the earliest settler to reach central McDonough County—fellow Kentuckian Elias McFadden had come to the area with his family the previous year—but Baker was the first to settle within what would become the town proper. According to historian John Hallwas, Baker was "a squatter," having built, along with fellow new-comer Oliver Rice "a double log cabin in the center of the county" on land he did not own.³ Rice soon moved on, but Baker and his family stayed, becoming, in essence, the first citizens of Macomb.

The following year, during the first meeting of the county's inaugural Board of Commissioners, it was resolved that Baker's cabin be used as a temporary "seat of justice," and that the area should be called Washington. Considering the central location of the new settlement, it made perfect sense to locate the seat of county government there—the authors of the 1885 *History of*



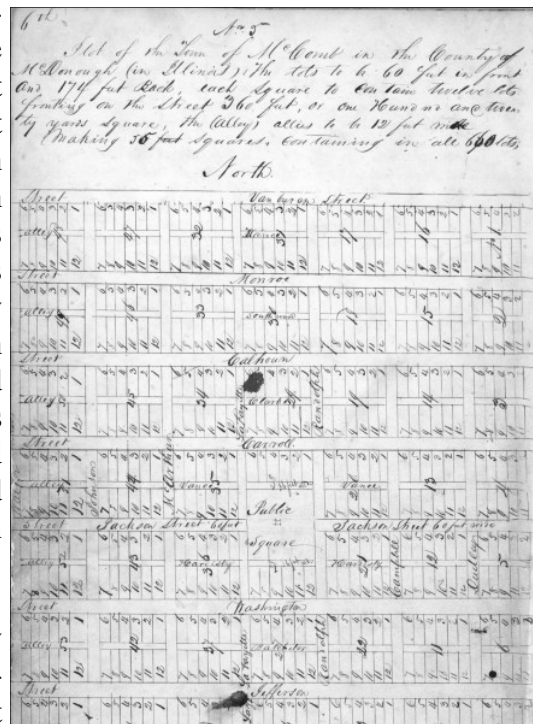
General Alexander Macomb
[Portrait from the collections of the West Point
Museum]

McDonough County noted that “Macomb is situated in the exact geographical center of McDonough county, at the meeting of the four townships of Emmet, Macomb, Chalmers and Scotland.”⁴ This newly-minted town was officially declared the county seat in December of 1930, and its name was changed to Macomb, in honor of General Alexander Macomb, who fought along with Commodore Thomas Macdonough in the Battle of Plattsburgh.⁵ In addition to recognizing the tie between county seat and county, naming the town after a hero of the War of 1812 also acknowledged the community’s beginnings as part of the Military Tract.⁶

The first inhabitants of Macomb were, like Baker and McFadden, overwhelmingly from the state of Kentucky, although some also came from Tennessee, Virginia, and other places south and east. James M. Campbell, one of the most important of Macomb’s early leaders, was among the many native Ken-

tuckians in the town. Born in Frankfort in 1803, he moved with his family to Illinois at the age of five, but returned to his home town to matriculate at Frankfort Seminary. He came to Macomb in 1831, having been appointed Circuit Court Clerk for McDonough County. Campbell settled in a cabin close to Baker’s and opened Macomb’s first store. Campbell, who as Clerk was responsible for the layout of the new county seat, modeled the first plat for the town of Macomb on Frankfort, creating a central courthouse square based on the Harrisonburg pattern.⁷ The first plat, which was surveyed in 1831, did not live up to expectations, and had to be re-surveyed in 1834. The plat was approved in March of 1834, and was recorded as “Plat No. 2” in the county Recorder of Deeds.⁸

The first decade in Macomb was spent in essentially creating a town from prairie land. Among the first projects completed after Macomb’s assignment as the seat of McDonough County in 1831 was the construction of its first courthouse. A simple log structure, the courthouse sat at the northeast corner of the square, approximately at the current site of the Century 21 office on North Randolph Street. The county soon outgrew this first, rather rudimentary, structure, and a brick building was erected in the center of the square in 1834.⁹



1831 Plat of Macomb by John Keaton . The second plat
was completed in 1834 by J. W. Brattle.
[Western Illinois University Archives &
Special Collections]

At the same time, James Campbell supervised the building and maintaining of several major



Macomb's Second Courthouse, built in 1833.
[Western Illinois University Archives &
Special Collections]

roads leading from Macomb to Carthage to the west, Monmouth to the north, and Burlington to the northwest. In the years before the coming of the railroad, these roads were the only link Macomb retained to the Mississippi and Illinois Rivers, and to the outside world.¹⁰ In 1831, the first post office in the county was established in Macomb, with Campbell acting as its first postmaster.¹¹

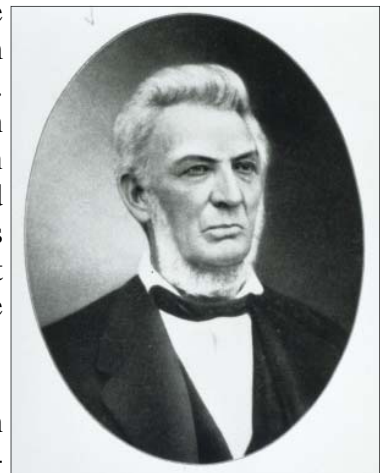
EARLY BUSINESSES AND INDUSTRIES IN DOWNTOWN MACOMB

As soon as it was established as the county seat in 1831, Macomb began to attract enterprising businessmen who wanted to take advantage of what they hoped to be a burgeoning commercial market in the new town. James Campbell's store, located just south of John Baker's home, was the first in the town. The store was enthusiastically described by S. J. Clarke in his 1878 history of the county:

In 1831 a considerable increase to the inhabitants of the town was made. In the spring of this year James M. Campbell erected the first store building in the county, about sixty feet south of the residence of John Baker. The building was of hewn logs, covered with boards, with a puncheon floor. It was in size 18x18. The stock contained in that store was a wonder to behold! A conglomeration of dry goods, boots and shoes, hats and caps, hardware, iron, nails, queensware, groceries, and the inevitable barrel of whisky, occupying a prominent place, and quite handy to the thirsty customers of the store.¹²

Three other stores opened the same year as Campbell's. The first, owned by Moses Hinton (Henton) and L. H. Robinson [listed as G. E. Robinson in 1878 History], was built "on the northeast corner of the square, to be used for general trade."¹³ The second was owned by James Clarke, who had recently moved from his home just southwest of Macomb into the town proper. Clarke's double log house, located on a corner of West Jackson Street and West Side Square, was also the first tavern in town.¹⁴ In addition to serving meals and drinks, taverns like the one owned by Clarke also acted as hotels, charging a modest rate for rooms above the tavern space.¹⁵ John Baker, along with a Methodist preacher named Samuel Bogart, also opened dry goods store on the square.¹⁶

In addition to James Campbell, several other early businessmen exerted a great deal of influence over the development of the community in its first decades. William W. Bailey came to Macomb from Kentucky in 1833, and opened a dry goods store along the north side of the square. Bailey served in the Illinois legislature in



James M. Campbell
[Western Illinois University Archives
&
Special Collections]

the 1840s, and his two sons, William S. and George Bailey, were also prominent businessmen in town.¹⁷ N. P. Tinsley, who was originally from the same county in Kentucky as the William Bailey family, came to Macomb in 1836 and built a two-story frame store on the north side of the square a year later. In addition to his retail enterprise, Tinsley also opened a pork packing plant and a grist mill in town. Both pork packing and milling were two of the main industries in Macomb in the mid-19th-century.¹⁸

Two of the town's most successful early real estate developers, William H. Randolph and Charles Chandler, also came to Macomb in the early 1830s. Randolph was from Ohio, and opened a grocery soon after his arrival. Randolph was active in local and state government—he was elected sheriff in 1838 and served two terms in the Illinois House of Representatives in the 1840s. He also served as Circuit Court Clerk from 1848 to 1856. Randolph is probably best known as the owner of the Randolph House, an impressive hotel that still stands (although much altered from its original appearance) at the southeast corner of the square. A staunch Republican, Randolph hosted Abraham Lincoln at the hotel during his visits to Macomb in 1858. Other well-known guests of the hotel included Senator Lyman Trumbull, and Illinois governors Richard Yates, Richard Oglesby, and John Palmer.¹⁹ Charles Chandler, father of C. V. Chandler, came to Macomb in 1834, and was also a successful real estate developer who made his fortune on lands sold after the arrival of the rail-



William H. Randolph
[*History of McDonough County, Illinois* (1885),
p. 955]



This photograph of the east side of the square, taken in 1872, shows the types of modest wooden structures that made up much of Macomb's business district in the 1840s and 1850s. [Western Illinois University Archives & Special Collections]

road in 1855. Chandler organized the First National Bank of Macomb in the years after the Civil War, and acted as president until his death in 1878. Like Randolph, Chandler was also active in politics, serving as county coroner, school commissioner, city alderman, and mayor.²⁰

Through the 1840s and early 1850s, Macomb's courthouse square and business district, although continually growing, remained a collection of relatively modest wooden structures housing typical small-town businesses—dry goods stores, shoe and clothing stores, drug stores, groceries,

offices, and taverns. Early resident John Hampton recalled that, in the mid-1840s, "... less than half the building space around the public square was built upon. The most thickly settled part was from West Jackson Street north to the Journal office corner. The buildings in the business

part of town were mostly little wooden affairs, many of them a small single room occupied by a doctor or lawyer as an office.”²¹ By 1850, the number of residents in town was around 700 people, accounting for about 10% of the county’s total population.²² However, the building of the railroad just five years later would spell the beginning of the end of Macomb as a town where the businesses were “little wooden affairs,” transforming face of the square and business district.

THE RAILROAD COMES TO MACOMB

As with so many other communities across Illinois and the United States, the advent of the railroad was one of the most important catalysts to the growth and development of Macomb in the mid-to-late-1800s. Not surprisingly, James Campbell took the lead in the effort to secure the railroad in Macomb, convincing the public to purchase railroad stock. Local boosters like *McDonough Independent* editor George W. Smith began lobbying as early as 1851 for the railroad, tirelessly writing articles in support of a rail line through town. The railroad that finally chose to make its way through Macomb was the Northern Cross line between Galesburg and Quincy, Illinois. The portion of the route between Macomb and Quincy was completed by the



This illustration, taken from the 1871 Atlas of McDonough County, shows the block of West Side Square north of Jackson Street, where some of the earliest brick buildings in Macomb were first raised in the 1850s.
[Western Illinois University Archives & Special Collections]

fall of 1855, with the full route following by January of 1856. Macomb’s depot was also completed in 1856, and was located west of the square. The Northern Cross Line was consolidated with the Chicago Burlington and Quincy Railroad in July of 1865.²³

With the completion of this line, Macomb was now connected to Quincy, Burlington, Peoria, and Chicago. Expectation of the railroad had attracted new residents to the Macomb, and the population of the town doubled between 1850 and 1855, to around 1400 residents. Taking into consideration this rapid growth, the citizens of Macomb made the decision to incorporate as a city in 1856, with the first local elections held in November of that year.²⁴ The new railroad not

only spurred growth within existing towns like Macomb, it also led to the creation of new communities that quickly grew up along the new route. One of these, called Bardolph, was actually developed by Charles Chandler and William H. Randolph.²⁵

With the newly-acquired ease of transporting people and goods, Macomb's business district, and the entire city, was rapidly expanding and evolving. New businesses were established, and



28 and 30 West Side Square today.

new buildings constructed within Macomb's downtown. Beginning on the west and north sides of the square, the modest one-story frame structures that had constituted the bulk of Macomb's commercial building stock were replaced with impressive two- and three-story brick blocks. It is likely that the first brick commercial structure was built on the square some time in the 1850s. According to the 1878 *History of McDonough County* "W. & H. Ervin built the first brick store. Lawson, Parrott & Co. built the first three-story brick building on the site of the First National Bank building [32 West Side Square]. Campbell & Garrett the third, the one now occupied by Loven Garrett as a grocery store."²⁶ The last of these buildings mentioned, the Garrett Block (pictured above, at 28-30 West Side Square), is the oldest commercial building still standing on the square. Built between 1854 and 1856, the three-story block has been altered, but retains its essential integrity. The south section of the building (28 West Side Square, shown at left) remains essentially as it was built, while the north end (30 West Side Square, shown at right) has undergone substantial renovations.

A number of other brick buildings were constructed along the north and west sides of the square in the late 1850s, and are still extant.

The most impressive is the Randolph House, a massive hotel building at the southeast corner of the square (1-5 East Side Square). Built by William H. Randolph in 1857, the hotel had, according to Hallwas, ". . . a level of elegance almost unheard of in western Illinois. An attendant met guests at the curb and took their team to a nearby livery stable. Uniformed bellboys carried luggage and ran errands. A splendid omnibus, pulled by two beautiful black horses, took guests

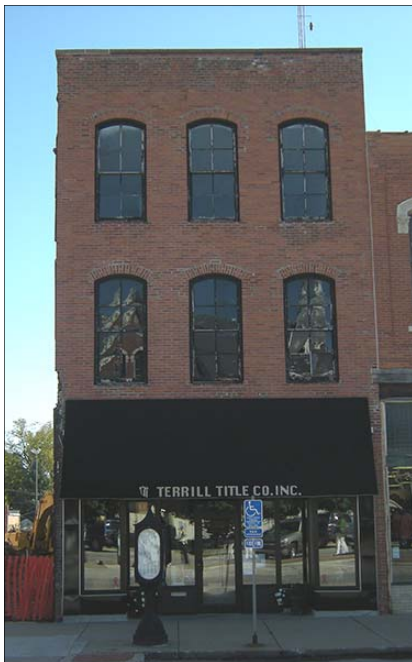


Randolph House Hotel

[Western Illinois University Archives & Special Collections]

to and from the depot."²⁷ The hotel's most famous guest was Abraham Lincoln, who stayed there on his visit to Macomb in 1858. After Lincoln's assassination, his room was kept as a shrine. Other buildings dating from the 1850s include 120 North Side Square, built by Charles Ray in 1857, and two buildings built by Nathaniel P. Tinsley in 1857—a two-story commercial block at 106 South Side Square, and a three-story commercial block at 108 North Side Square. Both buildings have been extensively altered.

Macomb continued to expand through the 1860s, even as the lives of its citizens were deeply affected by the Civil War. According to the *Macomb Journal*, over a quarter of McDonough County's voting population enlisted to fight in the war.²⁸ Divisions between Republicans and Democrats in Macomb during the war ran deep, with the town's two major newspapers voicing the parties' conflicting ideologies on a daily basis. The *Macomb Eagle*, the town's Democratic newspaper, published screeds against Lincoln, while the Republican *Macomb Journal* criticized



117 South Side Square today.



117 South Side Square, 1872. [Western Illinois University Archives & Special Collections]

the anti-war Democrats, calling them traitors. The most notorious example of the bitter effects of the political and ideological in-fighting among the two parties in the county was the murder of William H. Randolph, who was shot by a draft evader and his brother in Blandinsville. The brothers were eventually brought to trial, but were acquitted.²⁹ The bitterness between Democrats and Republicans in Macomb and McDonough County persisted in the years following the war.

Despite these lingering political tensions, Macomb continued to grow, and its businessmen continued to build around the square. The city's population, which stood at 1,834 in 1860, was at 2,748 at the end of the decade.³⁰ In 1865, Charles Chandler organized the first national bank in

the city, the First National Bank of Macomb, with a capital stock of \$50,000, which helped to encourage further development in town. Among the commercial buildings constructed around the square in the 1860s, four are still standing—the William S. Bailey Block at 122 North Side Square (1860), the three-story Goram & Cottrell Block at 117 South Side Square (1861), the east section of the Tinsley Block at 110 North Side Square (1866), and the Bailey Block at 130-134 North Side Square (1868—now part of the Mid-America Bank Building). Of these four, the Goram & Cottrell Block retains the most architectural integrity.

MACOMB PROSPERS IN THE LATE 19TH CENTURY

THE NEW COURTHOUSE BUILDING



The courthouse building soon after completion. Note the original mansard roof, which was converted to a side-gable roof in the late 19th century. [Western Illinois University Archives & Special Collections]

At the end of the 1860s, Macomb undertook its most ambitious building project to date—the construction of its third courthouse. Architect Elijah E. Meyers of Springfield, who was well-known for his impressive designs of courthouse buildings in Colorado, Michigan, and Texas, was selected to design the new structure. Stock brick from Quincy was used for the interior of the structure, and the exterior was covered with more expensive red pressed brick, which was likely also from Quincy.³¹

The cornerstone for the courthouse was laid with much fanfare in August of 1869, and the building was completed three years later, in 1872. The 1878 *History of McDonough County* rightly held up the new courthouse building as among the finest public buildings in the west. It “stands in the centre of a public square, and can be seen from every high eminence in the county. The building is of red brick with limestone trimmings, and is fire-proof throughout. From its dome a view of the surrounding county is had as far as the eye can reach.”³²

The construction of the new courthouse ushered in a period of robust development along the square and throughout Macomb’s business district, which continued essentially from the 1870s through the 1890s. Through these decades, the population of the city continued to rise steadily, from 2,748 residents in 1870, to 3,273 in 1880, and just over 4,000 in 1890.³³ The strengthening

and expanding of Macomb's manufacturing interests, along with a series of civic improvements, went hand in hand with commercial growth through the last decades of the 19th century.

INDUSTRY AND MANUFACTURING

Although industry and manufacturing had been present in Macomb since the 1830s, the decades after the Civil War saw already-established manufacturers flourishing and expanding their existing operations, and new companies forming. Most of these companies were located outside of the business district. Among the most successful industries in Macomb, as well as in other parts of McDonough County, were those associated with the making of clay products. Enterprising men had attempted to take advantage of the rich clay deposits surrounding the city as early as the 1830s, but the first successful manufacturers of brick and clay tile did not appear until around 1870. In addition to the Chase Brothers brick yard, which was established northwest of the city in the late 1860s, a slew of potteries and tile & sewer pipe companies formed in or near Macomb in the 1870s, 1880s, and 1890s. Among the most successful were the Macomb Pottery Company, the Buckeye Pottery Plant, the Macomb Tile & Sewer Pipe Company, and the Frost Sewer Pipe Company.

The Macomb Pottery Company formed through a partnership with W. W. Eddy, C. V. Chandler, Jessie H. Cumming, and Archibald and William Fisher around 1880, and was housed in a large plant on Lafayette Street just north of the railroad. The Buckeye Pottery Plant opened in 1882 on Carroll Street a quarter mile west of the square, and employed over 20 workers producing "pottery of superior quality which was made not only from clay found within McDonough County, but from clay shipped in from Nebraska, Iowa, and other western states."³⁴



Macomb Sewer Pipe Company in the early 1900s.
[Western Illinois University Archives & Special Collections]

The following year, the Macomb Tile & Sewer Pipe Company was founded, with backing from, among others, George W. Bailey.³⁵ A brick building over 200 feet long was constructed three-quarters of a mile west of the square to house the operation, which employed over 60 men. Samuel Frost, who was secretary of the company, went on to organize a second tile company under his

own name in 1893 at East Pierce Street. The companies were consolidated by Walter S. Dickey of Kansas City in 1904 into the Macomb Sewer Pipe Company. By the end of the decade, the company employed over 200 men, used clay from its own mines, which was shipped via private railway line, and operated coal shafts in Colchester.³⁶

Other prosperous areas of manufacturing in Macomb during the late 19th century were more typical to small cities across the state. Most of these industries revolved around the manufacture and maintenance of wagons, carriages, and farm implements, reflecting Macomb's position as a community surrounded by farms. By 1893, there were seven blacksmiths, three livery stables, six wagon makers and dealers, four harness makers, and nine horse dealers listed in Macomb's business directory.³⁷ Macomb Wagon Works, located at Campbell and Calhoun and organized in 1882, was among the larger wagon works in the city. The buildings associated



A. T. Applegate's Livery Stable today.

with the works no longer stand.³⁸ Livery stables were also scattered along the streets surrounding the square—one, opened by A. T. Applegate in the 1880s, still stands along the south side of Carroll Street, west of the square. Archibald Fisher's iron foundry, which had been in operation under his former partner Thomas Wiley since the mid-1850s, produced, among other things, castings for agricultural machinery and fencing. The company's most successful products were casts for school desks, which were used all over the country. The company continued to expand in the years following the Civil War, and employed 30 men by 1880. When the original building located north of the tracks on Campbell

Street burned to the ground in 1874, Fisher built a new, larger building on the same site.³⁹

Another common industry found in 19th-century farming communities that continued to prosper in Macomb was the grist mill. Nathaniel P. Tinsley built one of the first mills, called the North Mill, in Macomb in the 1850s. He sold the mill in 1881 to David Scott, who expanded the operation to keep up with increasing demand. By 1896, Macomb had three flour mills located in or near the city.⁴⁰

CIVIC IMPROVEMENTS

The late 19th century saw a number of civic improvements that enhanced the quality of life for Macomb's current residents and helped to provide some basic infrastructure to ensure future growth. The earliest of these improvements was the construction of the city gas works in October of 1874. The facility was destroyed by fire in 1880, and rebuilt that same year. The 1890s Sanborn maps show the gas works located along Campbell south of Carroll Street. The city police department was organized in 1874. Macomb's first volunteer fire department, the Salamander Hook and Ladder Company, was organized in 1883, and was soon after officially designated as a city department.⁴¹ The city's first water works was built in 1893, and a program of

paving the streets with brick began in 1896.⁴²

The city also embarked upon a program of constructing several new public buildings during this period. Brick schoolhouses went up in the First Ward (1886) and Third Ward (1896).⁴³ In 1881, the Macomb City Hall, a two-story brick block with Classical Revival detailing, went up at the southwest corner of the square. In addition to housing the offices for the city government and a council room, the building also acted as headquarters for the city fire department from 1884 to 1897 and for its first public library.⁴⁴ The building still stands today.



Workers installing brick pavers along South Randolph Street in the late 1800s [Western Illinois University Archives & Special Collections]

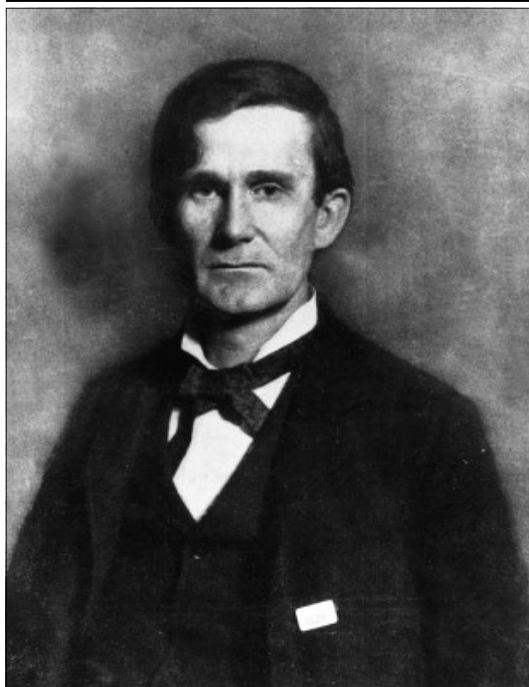
Macomb's first park had its origins in the largesse of its most powerful businessman and civil leader, C. V. Chandler. In 1878, Chandler amassed all of the lots on the commercial block bounded by Randolph, Lafayette, Carroll, and Calhoun Streets with the intention of creating a city park on the land. The first building on the block was demolished later that year, and by 1879, the park was open to the public. Chandler deeded the park to the City of Macomb in 1893. The park has been improved several times over the years—brick paths crisscrossing the block were added in 1898, and a brick gateway was built along the northern edge of the park in 1929. Several monuments also grace the park, including one honoring local Civil War veterans that was erected by Chandler using funds from his military pension.



Civil War monument in Chandler Park.

COMMERCIAL BUILDING IN LATE 19TH-CENTURY MACOMB

Macomb's business district flourished during the period from 1870 to 1900. Many of the finest commercial blocks that were ever built along its court house square went up during this period, and many are still standing. Within the storefronts and offices of these new structures were housed an ever-widening variety of businesses. Some were the kind common to every city and town in the 19th century. As business directories from the 1870s and 1890s attest, groceries, dry goods stores, and drug stores could be found in abundance within the business district, as could clothing stores, dress makers, hat makers, and tailors. Physicians and surgeons, dentists, insurance agents, and real estate agents occupied the offices on the upper floors of Macomb's commercial blocks. At least



Lawrence Sherman.
[Western Illinois Archives & Special Collections]

partially due to its role as county seat, Macomb's business district also housed a large number of lawyers, justices of the peace, and notaries public. Among the most famous men to practice law in Macomb was Lawrence Y. Sherman, who was elected city attorney in 1885 and county judge in 1886. Sherman entered politics in 1896 upon his election to the Illinois House of Representatives, and became a United States Senator in the 1910s. Sherman is best known in Macomb for using his influence while in the state legislature to secure the city as the site for the Western Illinois Normal School (now Western Illinois University) in 1900.⁴⁵

A comparison of the two directories also illustrates the expansion of Macomb's commercial and business district through that 15-year period. For example, horse dealers in the city increased from two to nine between 1878 and 1893; boarding houses from five to 12; dress and cloak makers from six to 17; drug stores from five to eight; livery and feed stables from three to six. The

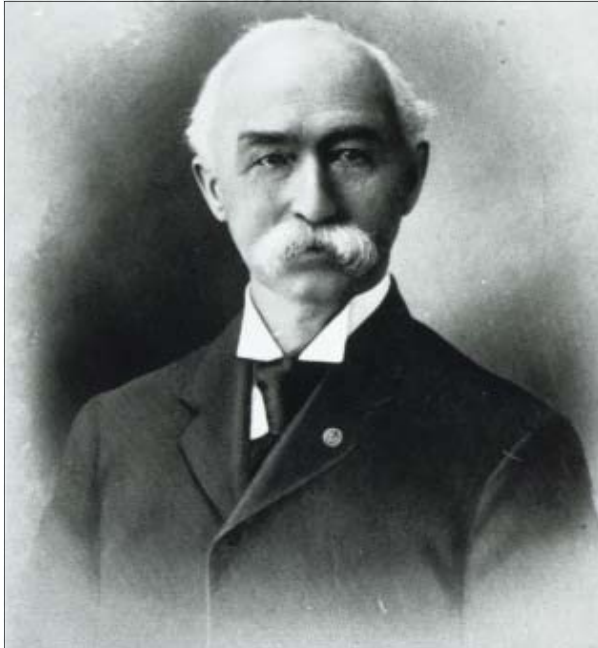
directories also show the changing types of commerce within the business district in this period. Ice cream parlors first made their appearance in the 1893 directory, listing four in operation in the city. Only four restaurants were listed in the 1878 directory; by 1893, there were 11.

The solidity of the rows of masonry blocks lining the streets around and near the courthouse square belied the fluidity of the businesses they housed. Merchants moved from building to building as their business expanded or contracted, or moved from an old building to a new building, sometimes just a few doors down. New stores and businesses were established, and others went out of business or moved away from the town. This constant flow of businesses into, out of, and between buildings within the business district continued into the 20th century.

C. V. CHANDLER AND THE BAILEY BROTHERS

Among the many successful businessmen and real estate developers in Macomb during this period, three men—C. V. Chandler, and brothers George and William Bailey—have their names attached to the origin of more buildings standing along the square than any others. Both Chandler and the Bailey brothers were born into successful pioneer families, and continued their legacy of shaping Macomb.

C. V. Chandler was born in Macomb in 1843, the son of local developer and banker Charles Chandler. After serving in the Civil War, Chandler came back to Macomb and began working as a teller at his father's private bank (which later became First National Bank). Chandler also began amassing real estate in town—at one point, he owned eight brick blocks within the busi-



C. V. Chandler was Macomb's most powerful and influential citizen in the late 19th century
[*Historical Encyclopedia of Illinois and McDonough County*]



Chandler Opera House in the late 19th century. The third story of the building was later removed.
[Western Illinois University Archives & Special Collections]

ness district. Among the buildings that Chandler constructed in downtown, the Macomb Opera House and the Chandler Block, both on the east side of N. Lafayette Street just north of the square, are the most impressive. The Opera House, completed in 1872, was hailed as “the most beautiful and well arranged hall in the West” by *Macomb Journal* when it opened. The opera house was located on the upper floors of the building, and features scenic painting designed by Chicago artist T. B. Harrison, and Joe Sosman.⁴⁶ Upon the death of his father in 1878, Chandler took over as president of the First National Bank, and continued to act as a leader of the community, as well as one of its most powerful and wealthy businessmen, into the 20th century. He was an investor in many of Macomb's most profitable companies, including Macomb Pottery; he served as city treasurer and alderman, and as treasurer of the Western Illinois State Normal School. In 1900, he was elected to the Illinois legislature and served one term. Chandler was also a member of a myriad of local civic organizations. Among his most noted contributions to the city was Chandler Park.⁴⁷

William S. and George W. Bailey, like Chandler, came from one of Macomb's original power families—their father, William W. Bailey, was among the earliest merchants in Macomb. William succeeded his father in his dry goods business in 1860, and George took over after William. George Bailey, like Chandler, was also a banker—he was one of the original stockholders of Macomb Loan and Building association, and became its director. He was also one of the original investors in the Macomb Tile and Sewer Pipe Company.⁴⁸ The Baileys were among the primary holders of real estate in Macomb's commercial center, along with Chandler. Six separate blocks that were built by the Baileys from the late 1860s through the early 1890s still stand along the square—122 North Side Square (1860); 130-134 North Side Square (1868, built



The Bailey Block, at the northwest corner of North Side Square and North Randolph Street, as it appears today.

with William Wetherhold); 124-128 North Side Square (1870); 21-23 East Side Square (1872); 19 East Side Square (1877); and 134 North Randolph Street (1891-2)

THE 1870s

Some of the finest brick commercial blocks in Macomb went up along its courthouse square between 1870 and 1879. The most celebrated of these was Chandler's Opera House building, at 118-124 North Lafayette. The building was designed by local builder William O. Thomas, and completed in 1872. Born in Ohio, Thomas

came to Macomb in 1855 and worked as a carpenter, eventually becoming one of the most well-regarded builders in the area. Among his other works were the Fourth Ward School and the County Alms House.⁴⁹ Chandler extended the building north in 1874. Chandler's second impressive commercial building along that block of North Lafayette was constructed in 1879. Located at the southwest corner of Lafayette and Carroll, the Chandler Block housed the offices of the *Macomb Daily Journal*. A third story was added to the building in 1899, and served as a meeting hall for the Knights of Pythias.



Chandler Block/Macomb Daily Journal Building (1879). This photograph was taken before the third story was added. [Western Illinois University Archives & Special Collections]

Other handsome 1870s commercial blocks include the Venable Block at 114 North Side Square, completed in 1870, and the Keefer Block at 100-102 North Side Square, completed in 1871. Both George W. Keefer and John Venable were successful merchants in Macomb. Venable, who specialized in the sale of woolen goods, gave over his business to his sons a few years after opening his store in the new building; Keefer, who had established a partnership with his brother John in the mid-1860s, died in 1879.⁵⁰



The Keefer Building
100-102 North Side Square
[Western Illinois University Archives & Special Collections]

THE 1880s

Construction in the business district continued at a brisk pace through the 1880s. During this decade, several fraternal orders constructed buildings along the square. Frater-

nal organizations and other societies began to proliferate in Macomb in the years after the Civil War, and were a cornerstone of social life for many of its citizens. The 1878 Macomb Business Directory listed 11 such societies, including four Masonic groups, two Odd Fellows chapters, and four miscellaneous groups, including the Good Samaritan Temperance Society and the Macomb Literary Society. Two buildings constructed specifically for these organizations remain in the business district. The first, the Masonic Temple building at 29 East Side Square, was built in 1881. The three-story brick Odd-Fellows Hall at 118 North Side Square was completed in 1884, adjoining the Venable Block to the west. The design of the two buildings together reads as a single, Classical Revival-style structure. Two other buildings in the district later became associated with specific fraternal organizations, although they were not originally built for them. The Elks moved into the building constructed by C. V. Chandler at 12-18 West Side Square in 1908. The four-story brick building known as the Masonic Temple Building (Masonic Lodge #17), at 131-137 S. Randolph Street, was originally built as an office block by James Gamage in 1898. Although the Masons did occasionally meet in the building, it was not officially taken as a lodge until the mid-1930s.⁵¹

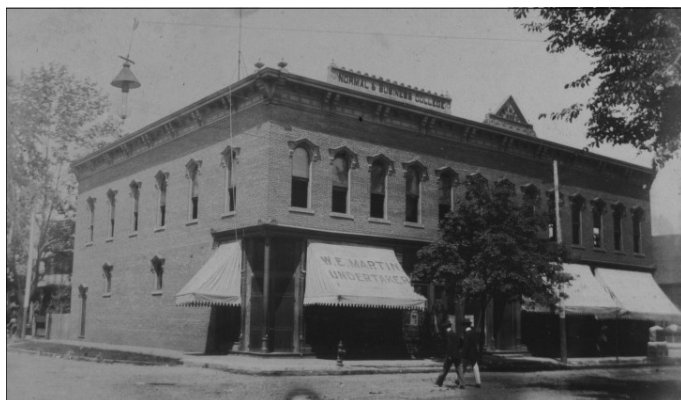


The Odd-Fellows Hall and Venable Block

The 1890s saw a surge of commercial construction in Macomb, particularly along the east side of the square, where development and construction of new buildings had lagged slightly behind the north, south, and east sides. More buildings still standing within Macomb's business district were built during this decade than in any other in its history, and many of these are located along East Side Square, North Randolph Street, and South Randolph Street. Among the most impressive of the commercial blocks dating from this period is the Taylor Block at 119-125 S. Randolph Street. Built in 1895, the exterior of the building is a confection of Queen Anne-style ornament constrained within the rigid massing of a commercial block.

Another handsome Queen Anne block, built the year after the Taylor block at the southeast corner of North Randolph Street and Carroll Street, is the Union Block. The block was built for Albert Eads, one of Macomb's most prominent citizens in the late 19th and early 20th centuries. Born in Knoxville, Illinois in 1842, Eads enlisted to fight when the Civil War broke out, and was wounded and taken prisoner before being released in 1865. Eads came to Macomb in 1868 and married Mary C. Tinsley, the daughter of N. P. Tinsley that same year. After operating a dry goods store and managing a nearby farm, he took the position of book-keeper for the Union National Bank in 1876. Eads later became president of the bank.⁵²

The Twyman Block, located on the other side of the business district at the northwest corner of North Lafayette and Carroll Streets, was built in 1895 for the wife of early local merchant and businessman H. C. Twyman. Mrs. Twyman was also the sister of C. V. Chandler. The year after its construction, it became home to the McDonough Normal and Scientific College (later known as the Western Illinois Normal School and Business Institute). Incorporated in 1867, the



The Twyman Block
[Western Illinois University Archives & Special Collections]

college moved into the Twyman block after the old college building was condemned.⁵³

Two church buildings were also constructed within the district during this decade. Saint George Episcopal Church was organized in 1895, and the newly-formed congregation built a frame church building in the Carpenter Gothic style along the south side of East Carroll Street that same year. Archibald Fisher, one of the founding members of the new church, donated most of the funds needed to construct the

new building. The building was modeled on St. Paul's Episcopal Church in North Andover, Massachusetts designed by the firm of Tilden & Rotch. Local attorney and resident Helen Tunnicliff had photographed the church on a visit to Massachusetts, and persuaded the congregation mimic the design.⁵⁴ The second building was a new church one of the earliest congregations established in Macomb. The new Methodist Episcopal Church building, completed in 1896, replaced an earlier brick structure that sat just west of Chandler Park, on the site of the congregation's first church building.⁵⁵ C. V. Chandler, who had purchased this parcel from the congregation, donated the bell from the old church building for use in the new.⁵⁶



Methodist Episcopal Church
[Western Illinois University Archives & Special Collections]



Saint George Episcopal Church
[Western Illinois University Archives & Special Collections]

MACOMB ENTERS THE 20TH CENTURY

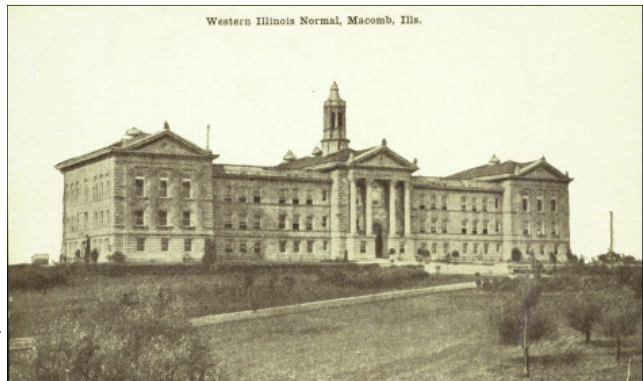
If the last decades of the 19th century were ones of commercial construction within Macomb's business district, the first two decades of the 20th century were ones marked by the building up of institutions and government. Although commercial buildings did continue to rise within the

city's commercial core, many were more modest than their 19th-century neighbors. The Lawrence & Bolles Block, a handsome Two-Part Commercial Block, at 33-35 East Side Square, is one of a handful of stylish exceptions. Built in 1904, the building's paired second-story window bays and corbelled brick cornice are notable details that still remain on this late Queen Anne design. In general, however, the impressive structures remaining in and around the square from this time period are not commercial blocks, but ones that reflect the importance of government and institutions to improve the lives of the citizens of Macomb.



**Lawrence & Bolles Block
33-35 East Side Square**

The opening of the Western Illinois State Normal School in 1902 was among the most important events in Macomb's history, and ushered in a more progressive influence to the town that would grow with the school. Macomb's civic leaders lobbied hard to have the school brought to Macomb through a fraught process of bidding against neighboring towns like Quincy and Rushville. With the help of Lawrence Sherman, the Illinois legislator and Macomb resident who had drafted the bill for the new normal school, Macomb won the bid. Construction began on the first building on the campus, located on the site of a former brickyard north and west of town, in December of 1900. Classes began in 1902. Although student population did not lead to substantial growth in Macomb during the its early years—the first class consisted of fewer than 250 students and a dozen faculty and staff members—the school would have a greater and greater impact on Macomb's development through the 20th century as the student body and campus expanded.⁵⁷



**Sherman Hall, Western Illinois State Normal School
(now Western Illinois University)**
[Western Illinois University Archives & Special Collections]

Another educational facility that opened within Macomb's downtown in the early years of the 20th century was the new public library building. The city's first library had been formed in 1881, and was placed within one of the commercial blocks along the south side of the square before moving to the City Hall building in 1884. In 1903, a local committee submitted an application to receive funds for a new library from Andrew Carnegie. Between 1886 and 1919, the industrialist and philanthropist donated over \$40 million to build nearly 1,700 public libraries in towns across the United States. Communities like Macomb could submit a simple application and receive a lump sum, provided that they furnished a site for the building and agreed to provide ten percent of the total donation each year for the upkeep of the library. Although this caveat was considered by some to be too taxing for the community, Carnegie firmly believed that "the community which is not willing to maintain a Library had better not possess it."⁵⁸

The committee received \$15,000 from the Carnegie foundation, and construction began soon after. The Classical Revival-style brick building opened to the public in October of 1904. Although relatively few citizens within Macomb visited the library in its first years, the library was patronized by students at the nearby normal school, and by 1915, boasted a collection of nearly 11,000 volumes.⁵⁹ The building remains the home of Macomb's public library to this day, having expanded into the Holmes building, a modest one-story commercial block just to the north.



Macomb Public Library
[Western Illinois University Archives & Special Collections]



C B & Q Railway Depot, c. 1915.
[Western Illinois University Archives & Special Collections]

In 1913, the city replaced its decades-old frame railway depot with a handsome new brick structure. With more and more passengers stopping in the city, the depot was the first building in Macomb that visitors saw, and was therefore

the "official entrance to the community."⁶⁰ The Craftsman design of the building was surprisingly modern for a small city like Macomb, and presented a forward-looking face to the city.

Two years later, another impressive public building went up within Macomb's business district. In response to a local movement led by Albert Eads, Macomb was appropriated approximately \$70,000 by the U. S. Government for the construction of a new post office building in 1910. After some delay, postmaster W. H. Hainline received notice to advertise for bids from local contractors in November of 1913. The design for the building came from the office of the supervising architect of



The Macomb post office under construction.
[Western Illinois University Archives & Special Collections]

the treasury—initial drawings, which called for “a great deal of ornamental plaster work” were later revised with more subdued ornamentation.⁶¹ Eads laid the first brick for the building in September of 1914 in a ceremony which drew, according to the *Macomb Daily Journal*, more than 2,000 people, illustrating the importance of the new structure for the community.⁶² The imposing Classical Revival building was opened in 1915 and continues to house the city’s post office.

As the library and post office indicate, the Classical Revival style remained a popular architectural style for the design of public and institutional buildings into the 20th century. The grand scale, symmetry, and classical ornament all lent a sense of formality and importance to these buildings, and, in the case of public buildings, connected citizens to American ideals inspired by Ancient Greece and Rome. For these same reasons, the style was also often used when designing financial institutions in the early 20th century. A fine example



Union National Bank Building
[Western Illinois University Archives & Special Collections]

of this was the new building constructed for the Union Bank in 1917. The Union Bank was among Macomb’s longest operating financial institutions. Founded in 1871 by a group of local businessmen and farmers, the bank first operated out of a two-story brick building at the northeast corner of the square. Its first president was William S. Bailey, and its first chairman of the board, N. P. Tinsley. The bank moved across the corner to the eastern end of the Bailey Block in 1880, and remained there until 1917, when the new Temple-Front structure was built on its original site. Among the handsomest buildings from this period on the square, the building is now home to Century 21. Union National Bank merged with Mid-American Bank in the late 1990s.

The first decades of the 20th century in Macomb also ushered in the formation of the city’s first hospitals. In 19th-century Macomb, physicians and surgeons operated independently out of small offices in buildings along the square. Not until 1900 was the first hospital constructed in Macomb. The circumstances surrounding the founding of the hospital were unusual. As surgeon-in-chief Dr. S. C. Stremmel relayed it:

On December 22, 1899, Mrs. Marietta Phelps fell and broke her arm at the elbow. I was called to administer to her relief. The injury was of such a nature that I could not give her much encouragement as to the ultimate result. During one of my visits I suggested to her that she donate money enough to build a hospital. She treated the proposition as a joke, and suggested I might be crazy. Later, however, she considered the subject seriously and decided to donate \$10,200, provided I would take responsibility of building and maintaining the hospital and allow her to spend the remaining days of her life there.

Phelps and Stremmel drew up an agreement, and the hospital was constructed along the north side of East Carroll Street. The original building contained 12 rooms and accommodations for 18 patients. In 1906, Dr. Stremmel put forth funds to expand the hospital to 19 rooms, capable of caring for 30 patients. The hospital drew patients from neighboring counties, and remained open until 1966. The building was demolished in 1975.⁶³



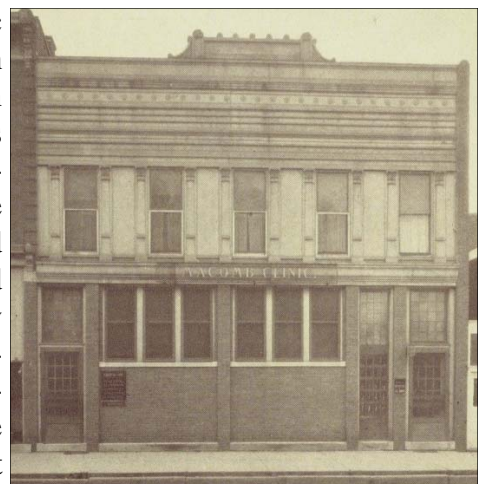
Phelps Hospital (demolished in 1974).
[Western Illinois University Archives & Special Collections]

A second hospital building was opened in 1902 by Dr. Joseph B. Bacon in 1902. This hospital was located along South Johnson Street, and housed a nursing school after 1913. The hospital operated until 1967, and was torn down six years later. Dr. Bacon was among the most respected physicians in Macomb in the early 20th century. Born in nearby Tennessee, Illinois, in 1854, Bacon taught medicine in Chicago and practiced in Germany and Austria before settling in Macomb in 1885. In 1919, Bacon built a fine brick Colonial Revival residence on the north side of East Jackson Street, surrounded by lush gardens. Bacon and his wife remained in the house the remainder of their lives. After their deaths it was converted into a clinic, and in 1945 became the new Macomb City Hall.⁶⁴



Gardens along the side of the Bacon House.
[Western Illinois University Archives
& Special Collections]

In addition to these fine hospitals, a clinic opened along the south side of the square in 1915. The clinic was housed in an 1890s commercial block, which was renovated to accommodate its needs—the storefront level of the façade was completely reworked, and the interior gutted and reconfigured to provide private examination rooms and waiting rooms, as well as space for x-ray and laboratory equipment. Physicians who were partners in the clinic included Joseph B. Holmes, W. M. Hartman, and J. W. Hermetet. Dr. S. C. Stremmel also had an office there. The clinic remained in the building until the mid-1950s, when it moved to another building within the business district.⁶⁵



Macomb Clinic
[Western Illinois University Archives &
Special Collections]

MACOMB IN THE INTER-WAR PERIOD (1920-1941)

The period between 1920 and the start of World War II was a time of continued change for Macomb and other communities like it throughout the United States. The population within the city continued to rise, and skyrocketing enrollment at the Western Illinois State Teachers College (previously Western Illinois Normal School) exerted an ever-increasing economic, social, and cultural impact over the city.

Innovations that had been introduced in the previous decades began to have a real effect on the lives of Macomb's citizens. The first automobiles had been introduced into Macomb in the first decade of the 20th century, and their increasing popularity began to impact business within the city. Livery stables and carriage manufacturers were replaced with garages, gas stations, and car dealerships, which proliferated in the 1910s and 1920s, and 1930s. Many buildings originally associated with automobiles that are still standing within the business district have since been converted to another use—the building that now houses the Western Illinois Museum, at the southeast corner of South Lafayette and Washington, was originally a garage; the Ford Garage, first opened in 1905 and expanded to include the N. J. Heckman Chevrolet dealership in 1925, has since been converted into retail space.⁶⁶ The one exception is the Standard Oil service station at 233 East Jackson Street. Built in the mid-1920s, the modest brick structure is currently used as a garage, and retains its original signage.

The first movie houses had also opened in the 1900s and 1910s, and many continued operations through the 1920s, 30s, and 40s. The Dreamland Theatre was the first movie theater to open in Macomb, in 1907. The theater was placed within an 1850s Commercial Block



Former Ford's Garage and N. J. Heckman Chevrolet Dealership at the southeast corner of West Jackson and McArthur Streets.

at 30 West Side Square. Renamed the Grand Theatre around 1910, the theater continued to operate through 1930. The Gem Theatre opened at 107 South Side Square in 1910; the theater later became the Tokyo Theatre in the early 1920s, and the operated as the Royal Theatre from about 1924 to 1940. In response to the growing demand for movies in Macomb, Chandler Hall, part of the Chandler Opera House Block along North Lafayette Street, was converted into a movie theater in 1912. The theater was renovated, and re-opened in 1919 as the Illinois Theatre. Renovated again in the 1920s and 1930s, the Illinois Theatre remained Macomb's principal movie house through much of the 20th century.⁶⁷ The last theatre to open within Macomb's business district was the Lamoine Theatre, at the southwest corner of South Randolph and East Washington Streets. Opened in 1935, the theatre was housed in a building that was originally a carriage shop. The theatre was re-named the Lark Theatre in the 1950s, and continued operation until the mid 1980s. The building was demolished, and is now the site of a park.



The Illinois Theatre in the late 1960s.
[Western Illinois University Archives & Special Collections]

Restaurants, common along the square in much smaller numbers since the late 19th-century, also multiplied rapidly within the business district in the early 20th-century. In the 1920s alone, the number of restaurants in Macomb doubled.⁶⁸ Most were located within existing storefronts; others, like the Maid-Rite Sandwich shop along East Jackson Street, were free-standing affairs. Although the Maid-Rite in Macomb was never officially a franchise of the well-known Maid Rite company,

it was essentially identical to other franchised Maid-Rite restaurants, serving the same food in the same simple wood building that still stands (now vacant) just east of the square.⁶⁹



Maid Rite Building on East Jackson Street

After two decades of steady but staid commercial growth, commercial building in Macomb surged once again in the 1920s, with over a dozen new buildings constructed within the business district between 1920 and 1929. The Thrasher Building, at 2-4 West Side Square, is a typical example of what was built during this decade—the building's almost austere façade is very in keeping with the more restrained commercial designs of the 1910s and 1920s.

Built for J. W. Thrasher, the block

contained his hardware store through the 1930s, and later housed the Brenner Furniture Company. Along the east side of South Lafayette Street, a row of simple two-story brick blocks that appear nearly identical were actually built by four separate owners during the same period in 1929. These buildings were also characteristic of the kinds of commercial structures appearing in Macomb during the 1920s.

While locally owned businesses were still the majority in and around the square, the number of department stores and chain stores began to appear and proliferate in Macomb's business district in the years before World War II. Among the first was the A. T. Stewart Department Store, which first appeared at 33 East Side Square in 1910. Kroger's Grocery, a chain that began



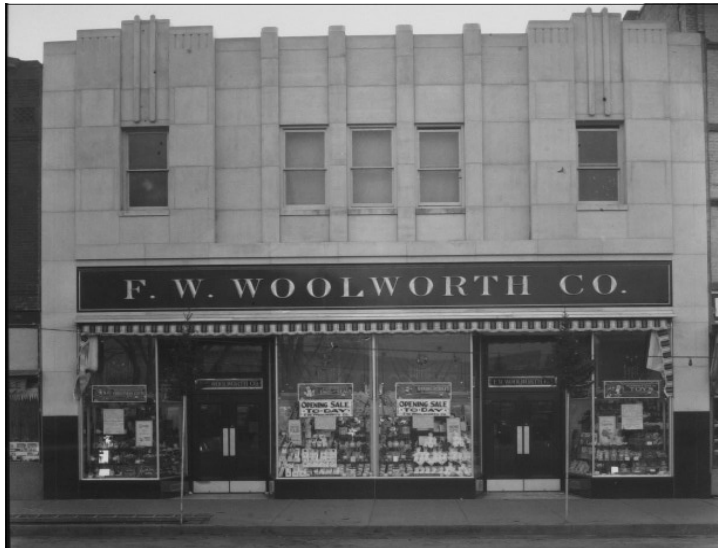
Thrasher Building.
[Western Illinois University Archives & Special Collections]

in Cincinnati in the 1880s moved into the storefront at 9 East Side Square in the early 1920s before relocating to a larger space at 132-134 North Side Square, where it remained until the early 1940s. Montgomery Ward opened in a brick block at 127 East Carroll Street in 1928. J. J. Newberry, a hugely popular five-and-dime chain, first came to Macomb in 1932, opening a store at 128-130 North Side Square. The company quickly expanded into the two storefronts west of their first store, and in the late 1940s, took over all of what was originally the Bailey Block along the east end of North Side Square. Kline's Department Store opened in the new Zahren Building at the northwest corner of South Lafayette and Washington in the late 1927, and moved to a building on the east side of the square by 1940.⁷⁰



Kline's Department Store in the Zahren Building.
[Western Illinois University Archives &
Special Collections]

A handful of these chain stores were located within purpose-built structures. F. W. Woolworth, perhaps the most famous five-and-dime chain in the country, initially opened in the south storefront of the Randall Hotel in 1920. In 1936, the company tore down the north half of the



F. W. Woolworth Company Building
[Western Illinois University Archives & Special Collections]

Randolph House, putting in its place an Art Deco gem that still retains its original second-story façade and storefronts. The store moved once more, in the early 1950s, into 25-29 East Side Square, replacing Kline's Department Store. The second purpose-built department store building—for J. C. Penny—was completed in 1940 and was the last building to be constructed on the square.⁷¹

From the turn of the 20th century, Macomb had positioned itself as the center of McDonough County commerce. With the completion of the Hotel Macomb (later Lamoine Hotel) in 1927, Macomb's place as the cultural and social center for the county, as well

as its commercial hub, was cemented. Dissatisfied with the quality of their existing hotels, the residents of Macomb, under the leadership of Andrew L. Hainline, began a campaign to build a modern hotel building that would better represent the city. Citizens purchased stock in the project, and by 1926, enough money had been raised to begin construction on the hotel at the northeast corner of Randolph and Carroll Streets. Just before the hotel opened in 1927, the



Lamoine Hotel.

[Western Illinois University Archives & Special Collections]

name was changed to the Lamoine Hotel. The elegant five-story brick structure featured a well-appointed lobby and main dining room, as well as a barber shop, soda foundation and telegraph office. While a definite asset to the city in practical terms, the hotel was also one of the first development projects that drew the entire community in Macomb together, and was a source of pride for years to come.⁷²

DOWNTOWN MACOMB AFTER WORLD WAR II

The years following World War II in Macomb were years of great residential expansion. New subdivisions sprang up along the edges of the city, pushing development outward. Commercial development continued to spread east and west from the center business district along Route 136. Within the original business district, however, new commercial construction was all but non-existent.

That said, older commercial blocks were remodeled extensively in the post-war years, and many buildings still retain elements of their 1950s and 1960s re-designs. The most common changes occurred to the storefronts, but the upper floors of many buildings were also sheathed in aluminum, which was then used as a kind of blank canvas for bold, oversized signage. This technique allowed for instant modernization without having to rebuild. Although many of these sheaths have since been removed to reveal the historic fenestration and ornament beneath, some still remain. Many of the



17 East Side Square



Display bay on 1950s storefront, 22 West Side Square

storefronts that date from this post-war period are architecturally notable, with deeply recessed entries and severely faceted or curving display bays.



**Metal sheath covering façade of 22 West
Side Square**

With the exception of the demolition of buildings along the outskirts of the square and a handful of renovations—the most striking being the 1990s renovation of several buildings along east end of south side square for Citizen Bank—Macomb’s business district, and particularly its central square, still retains the essential historic character, with buildings from the 1850s through the 1920s making up the majority of the building stock. The buildings within the district represent its development and evolution from the mid-19th century through the post-war era.

ARCHITECTURE IN DOWNTOWN MACOMB

As the county seat of McDonough County, Downtown Macomb is defined by its central Courthouse Square, first laid out in 1831, and set within the rectangular grid pattern of the surrounding city streets. The Harrisonburg style of square was used with Jackson Street leading from both the east and west sides directly into the mid-block of the square, and Lafayette and Randolph streets parallel to the sides of the square in a north/south direction. The 1872 Courthouse building is oriented to face west, at the end of the West Jackson Street vista. It sits in the center of a grassy lawn, encircled with paved, diagonal parking. The rows of commercial structures across the street on all four sides of the square provide an enclosure to the ensemble.

The blocks around the Courthouse Square contains the oldest commercial buildings in the city with architectural styles and types dating from every decade beginning in the 1850s through the 1950s. Of the 99 total structures in the survey area, only six buildings or 6% have been built since 1960. 93 buildings were built in the period of historic significance (from 1850-1959), of which almost 84% (83) can be considered contributing to the character of a potential historic district. Of those, 25 buildings are rated architecturally significant, and 58 are rated contributing. The 16 non-contributing structures include the six that were built since 1960 as well as ten historic structures that have been so extremely altered that their historic character is no longer discernible.

MC DONOUGH COUNTY COURTHOUSE

The impressive 1871 Second Empire McDonough County Courthouse is the centerpiece of Macomb's historic downtown square. The principal façade of this 2 ½ story brick building with stone corner quoins terminates the vista from west Jackson Street. The building has a classical entry portico with paired, fluted, Corinthian column and historic double entry doors on all four entrances. Historic window openings have elaborate segmental and triangular hoods and there is a heavy cornice with acanthus brackets and paneled frieze. A commanding center clock tower with cupola rises above its hipped roof (a replacement from 1889). Architect Elijah Myers was a well-known designer of government buildings including three state capitols in Michigan, Colorado, and Texas. Listed on the National Register of Historic Places in 1972, the courthouse was restored in 1978-1979 and it remains in use, anchoring and energizing Macomb's downtown business district. The four sides of the courthouse square are densely lined with historic commercial structures.



McDonough County Courthouse
1 Courthouse Square

COMMERCIAL ARCHITECTURE

As would be expected in the central business district of a city, the majority of buildings in the Downtown Macomb survey area (86 or almost 88%) are commercial buildings. The commercial

building, as a distinct architectural form, did not develop until the 19th century, even though trading centers and market halls have been around since antiquity. From the end of the 19th century until the age of the automobile, most commercial buildings in the United States looked alike, although there might have been slight regional differences. Commercial buildings were typically joined by side party walls, with the commercial business on the first floor and offices or residences above. This type of commercial building almost always fits on its entire lot and is built to the sidewalk.

There is limited scholarly work that classifies the various types of commercial buildings 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 structures built within compact business districts prior to the 1950s. His system uses building mass as the primary determining factor. He classifies most commercial structures under four stories tall as either One- or Two-Part Commercial Blocks regardless of apparent architectural stylistic elements. The distinction between the two classifications is in whether there is a strong horizontal cornice, stringcourse, or other architectural feature that visually divides the facade into one or two stacked horizontal bands. A One-Part Commercial Block is almost always one story, while a Two-Part Commercial Block may be two or more stories tall. Most historic commercial buildings fall into one or the other of these two classifications. Generally these types were built before 1950, but occasionally a contemporary commercial structure may be built on an infill parcel on a traditional commercial street. Whether or not they share party walls with the adjacent building, generally only the front of a Commercial Block has any architectural detailing. The building is located at the front lot line, along a public sidewalk, and has display windows facing that sidewalk. There are usually no display windows, public entrances, or architectural treatment on the side facades, although occasionally a larger Commercial Block, located on a corner, may have part or the entire side facade treated similarly to the front. In Macomb all four sides of the Courthouse Square, as well as many of the surrounding downtown streets are lined with commercial blocks.

The first floor of a historic commercial block characteristically has a storefront whose configuration follows a three-part system of bulkhead at the base, display window, and transom above. Historic display windows are often flush or recessed, with single panes and some sort of subdivision. Entry doors are usually centrally placed, off-center, or at the corner and can be either flush or recessed. Historic storefront materials are generally limited to wood or metal, with supporting columns and piers. Decorative storefront elements include molded cornices, column capitals, brackets, canopies, ceramic tile entries, and fascia boards. Over the years storefronts are often remodeled due to changes in architectural fashion, marketing, and technology. In Downtown Macomb many storefronts were remodeled after World War II in the late 1940s-1950s. When a commercial building has more than one story, the entry door to the upper stories of the building is also integrated into the design of the storefront. The upper stories of a commercial building usually reflect some high-style elements, notably found at the cornice, in window treatments, or as applied ornament.

Longstreth classifies newer, commercial structures that sit apart from surrounding buildings as Freestanding, or Drive-in. He also uses a few other types, also based on massing, for historic structures that may sit on larger sites, typically banks, government facilities, or institutional

uses. This survey classifies all commercial building first by these massing types and second by the architectural stylistic features.

In Downtown Macomb the Courthouse Square is lined with unbroken rows of Two-Part Commercial Blocks. The oldest commercial buildings in the downtown survey area, dating from the 1850s and 1860s, can be found on the north, south, and west sides of the square. With the courthouse itself dating from 1872, and many of the remaining sides built in the 1870s through the 1890s, there is a distinctly late-19th century character to the square. The commercial buildings are generally brick, two or three stories tall, and exhibit Italianate or Queen Anne architectural styling on the upper floors. Three historic facades from the mid-century modern period reiterate the window/wall rhythm of a traditional urban street frontage, while a few less successful remodelings from the 1940s covered historic masonry fronts with windowless aluminum paneling. The more recent 1990 rebuilding of the Citizens Bank facade on the south square stays within a traditional architectural treatment. On the streets leading away from the courthouse can be found smaller, One-Part Commercial Blocks and some Freestanding commercial. Here too, are the four houses in the survey area of which two have been converted to commercial use and one to City Hall, as well as an apartment building, a hotel, two churches, the library, the Post Office and the train station.

TWO-PART COMMERCIAL BLOCK

The Two-Part Commercial Block is probably the most common type of commercial building in America. Found principally in small and moderate-sized communities between the 1850s and 1950s, the building is always a two- to four-story building characterized by a horizontal division into two clearly separated zones. These zones reflect differences of use on the interior, with the ground-floor level possessing public places such as a store or lobby and the upper stories having the more private spaces of the building, including offices, living spaces, or a meeting hall. The upper stories often reflect domestic high-style architecture in ornamentation.

Fifty Two-Part Commercial Blocks are found in the Downtown Survey Area and were built over a 100-year period from as early as 1854 through 1954. Most however were built before 1930, with the greatest number in the decade of the 1890s (15 examples). Other decades well represented by this type include the 1850s (six examples), the 1870s (eight examples), the 1880s (six examples), and the 1920s (six examples). Of the 50, there are fourteen significant-rated examples, 30 contributing, and six non-contributing. The significant examples are discussed and illustrated below.



28 West Side Square

One of the oldest buildings on the square is the Garrett Block at 28-30 West Side Square. The south section of the building (28 West Side Square) has retained more integrity than the north (30 West Side Square). The building is simple in design, with three evenly spaced window

openings on both the second and third floors with stone lintels and sills. Although the storefront has been modernized, the upper floors have not been altered much since its original construction with the exception of replacement windows in a historic configuration. For a few years right after its construction it was used for entertainment, and later was the location of Stinson Pharmacy.



Randolph House
1-5 East Side Square

Four of the architecturally significant Two-Part Commercial Blocks in Downtown Macomb were built within the next two decades and feature elements of the Italianate style. Italianate-style commercial buildings are characterized by a projecting cornice with paired brackets and tall, arched upper-story windows, frequently with window hoods. The oldest of these is the Randolph House, built as a hotel in 1857 by William H. Randolph. At 1-5 East Side Square. On a double lot, the brick building is fortunate to retain its original metal cornice with paired brackets, a characteristic Italianate feature. Windows on the second and third floors have round arched tops and some of the historic

upper, four-over-four, wood, double-hung sash remain in place. Window openings on the third floor are boarded up. The north storefront retains its historic cast iron columns from the 1880s, having been built in place of the original entry portico which was removed in 1882. The south storefront has non-historic materials although its business displays the historic name, "Randolph House." Despite these alterations, the Randolph House was included in the Illinois Historic Structures Survey and the Illinois Historic Landmark Survey, and retains enough integrity to portray its historic significance in the early development of Macomb.



Macomb Opera House
118-128 North Lafayette Street

Two Italianate Two-Part Commercial Blocks important in the history of Downtown Macomb are the Macomb Opera House at 118-128 N. Lafayette, and the Chandler Block next door at 130-132 N. Lafayette, both built by C. V. Chandler. The first building to go up was the Macomb Opera House in 1872-1874 at the northwest corner of West Jackson and North Lafayette. This two-story brick building has recessed window bays with round-arched window openings, brick corbelled window hoods and the historic 2/1 double-hung sash. The original third story, along with the elaborate cornice, has been removed. Of the six storefronts stretching up Lafayette, the only original one is at 128, with a center entry



128 North Lafayette Street
features original storefront

flanked by cast iron columns and display windows, topped with a metal storefront cornice and dentils. A movie theater was added to the building in 1924 using the 124 N. Lafayette storefront for its entrance. It was given an Art Moderne stylistic treatment of simple brick piers with an "Illinois" sign above. The storefronts at 118, 120, and 122 are noteworthy for their 1940s character with recessed entry and faceted display bays trimmed with a structural glass bulkhead and surround.

The second of these two buildings to go up was the Chandler Block in 1879, adjacent and just north of the Macomb Opera House at the southwest corner of Lafayette and Carroll streets. The Macomb



Illinois Theatre (now the Forum)
At 124 North Lafayette Street



130-132 North Lafayette Street

Daily Journal offices moved in as soon as it was finished. Italianate windows have round-arched brick hoods with key-stones. A third floor was added in 1899 for the Knights of Pythias, and with it, an impressive metal cornice with single brackets and a corner triangular pediment topping the offset corner. (Third floor windows are now boarded up). Rare for commercial blocks this old, the south storefront retains its square, cast iron columns with elaborate capitals and its metal storefront cornice with brackets. This building was in-

cluded in the Illinois Historic Structures Survey with a rating of HD (contributing to a historic district).

From the decade of the 1880s are two Two-Part Commercial Blocks that bridge the Italianate and Classical Revival styles. At 118-120 S. Lafayette is the former Macomb City Hall designed by W. O. Thomas and built in 1883. Particularly notable is the metal cornice topped with a pediment. Window bays are slightly recessed with corbelling at the tops. Segmental-arched window openings with



Former Macomb City Hall Building
118-120 South Lafayette Street

classical window hoods and a continuous stone sill show classical influence. The two original storefronts are now occupied by a single tenant with a non-historic design.

Also from the 1880s is the classically-inspired Venable Block/Odd Fellows at 116-118 North Side Square. The west end was constructed by William, John, and James Venable in 1883, and the east end by the Odd Fellows lodge a year later, with the Knights of Pythias in the third floor hall. This brick block is symmetrically arranged around a slightly projecting center bay topped with a pediment. The bracketed metal cornice is intact on the west section of the building but unfortunately missing from the east section. Tall, round-arched window openings with brick hoods and keystones are regularly spaced across the second and third floors, although there are replacement sash. Interesting brickwork by James Butterfield outlines the three bays of the upper floors.



**Venable Block/Odd Fellows Hall
116-118 North Side Square**



**Twyman Block
202-208 North Lafayette Street**

Both storefronts were modified in the 1950s with a structural glass bulkhead and deeply recessed center entry with faceted display windows, an historic alteration now considered architecturally significant in its own right. The west storefront still retains its terrazzo flooring from the same period.

Another Two-Part Commercial Block with Classical Revival features is the Twyman Block at 202-208 N. Lafayette Street. Built in 1895 this two-story brick building has classical, pedimented window hoods over double-hung sash. The metal cornice has paired brackets. Particularly noteworthy

are the four storefronts, all with original configurations and features including cast iron columns, display windows and transoms, and recessed entries. In 1896 the building became home to the McDonough Normal and Scientific College (later known as the Western Illinois Normal School and Business Institute.) This building was included in the Illinois Historic Structures Survey with a rating of HD (contributing to a historic district).

Three distinguished Queen Anne-style Two-Part Commercial Blocks are found within Downtown Macomb. The Queen Anne style is characterized by asymmetry and irregularity in form, with a variety of surface materials and textures. In commercial buildings, the style is usually evidenced by applied stylistic ornament, corner towers, and projecting bay windows on the upper floors. The Taylor Block at 119-125 S. Randolph is a two-story brick corner building with exuberant Free Classic ornament from the Queen Anne period. There is an elaborate metal cor-



Taylor Block
119-125 South Randolph Street

nice with modillions and rows of rosettes. It is accented by a center pediment and nameplate facing Randolph, as well as an oriel window with another pediment and nameplate over the north corner entry. Double-hung windows are separated by paired Corinthian pilasters on piers, also with rosettes. There are three storefronts all with a configuration dating from the 1940s, although with non-historic brick bulkheads and replacement doors.

Reflective of the asymmetrical whimsy that distinguishes the Queen Anne style is the Union Block at 127-135 N. Randolph. Built in 1896 by Willis Holmes for Albert Eads, this two-story brick building has a prominent round corner tower with conical roof and finial, and two round oriels with wood paneling along the west façade. The round-arched second floor window openings have stone lintels and connecting brick stringcourse. Above that is brick corbelling topped with a brick cornice with modillions. Of the three storefronts, 127 is a particularly elegant 1950s modernization with aluminum display windows and black structural glass in the transom. The other two storefronts are not historic, but the narrow entrance to the second floor is



Union Block
127-135 North Randolph Street



Lawrence & Bolles Block
33-35 East Side Square

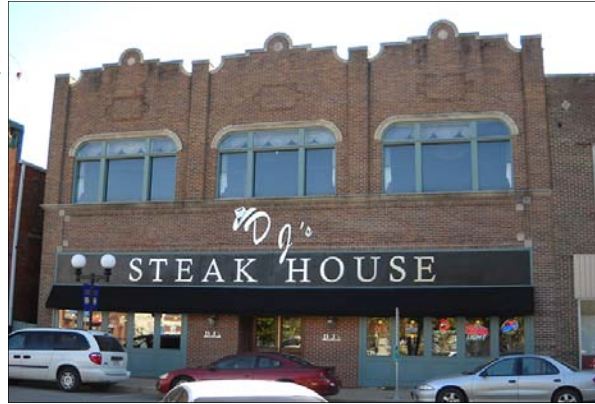
original. This building was included in the Illinois Historic Structures Survey with a rating of HD (contributing to a historic district.)

The third Queen Anne-style Two-Part Commercial Block in Downtown Macomb is at 33-35 East Side Square. Built in 1906 as the Lawrence & Bolles Block, this two-story building features matching hexagonal oriels with metal cornices, and brick corbelling at the cornice level. Between the oriels is a single, round-arch topped window. Neither storefront is historic, but the one to the north is particularly incompatible with the historic character of the building.

Two-Part Commercial Blocks from the first half of the 20th century are a mixture of styles. Those from the 1920s reflect historic revival styles that became popular choices after the end of

the Victorian era, while those beginning in the 1930s used styles from the modern period without historic reference.

The Two-Part Commercial Block at 127 E. Carroll Street was built in 1928 as the Bacon Building. Its first tenant was department store Montgomery Ward & Co. The upper floors of this brick building have a Flemish-inspired, crenellated parapet. There are three, three-part window bays separated by brick piers, and each topped by an arched stone lintel. There are two non-historic storefronts, a triple one on Carroll Street housing DJ's Steak House, and another smaller one at 128 N. Randolph that is boarded up.



**Bacon Block
127 East Carroll Street**



101 South Side Square

The 1930s and beyond brought a new modernism and simplicity to architecture, including the few new commercial blocks that were being built at 101 South Side Square and 7-9 East Side Square, or those that were a complete remodeling of an older structure as at 10-18 West Side Square. Among the modern styles used were Art Deco and Art Moderne.

The original Haney Drug Store at 101 South Side Square was built in 1930 by Claud Smith on a small corner parcel at South Lafayette. This simple, stripped-down Two-part Commercial Block is a very well-

preserved example of the period, with its wire-cut brick exterior displaying decorative crosshatch panels and stepped parapet. It retains its historic wood double-hung sash and second-story entry on the west elevation. The single storefront has the original center recessed entry configuration, the original tile bulkhead with decorative vents, tile floor, and prism glass transom.

In 1936 part of the Randolph House was demolished to build a new store for Woolworth's department store. This Two-Part stone Commercial Block in the Art Deco style is composed with projecting end bays with a single window, and a middle section with a row of three double-hung sash. The end bays feature stone flutes above the windows while the three center windows are separated by stylized stone pilasters. The historic 1/1 double hung windows are intact as are the two storefronts. Each has its original con-



**F. W. Woolworth Company Building
7-9 East Side Square**

figuration, hexagonal floor tiles with decorative “W” logo, marble bulkhead, original display windows, and wood paneling and transoms around original wood entry doors.



10-18 West Side Square

In the 1950s, the 1898 Vose Block at 10 West Side Square and the 1881 Elks Building at 12-18 West Side Square were combined and remodeled with a complete, post-WWII stone veneer façade. Although historic photos show an interesting Italianate façade that was lost, the 1950s restyling has become architecturally important in its own right. The stone façade has square panels and the whole upper floor is framed with recessed channels which also mark the second floor entry. Metal sash have rounded frames. The two storefronts also date from the 1950s with 12-16 having shallow-angled display windows around a center entry with terrazzo bulkhead, a single center support column, and a sunburst pattern on the terrazzo floor. The smaller storefront at 18 West Side Square has one asymmetrical, angled display window, aluminum display windows, and a terrazzo floor. The bulkhead has been stuccoed and there is a replacement door.

port column, and a sunburst pattern on the terrazzo floor. The smaller storefront at 18 West Side Square has one asymmetrical, angled display window, aluminum display windows, and a terrazzo floor. The bulkhead has been stuccoed and there is a replacement door.

ONE-PART COMMERCIAL BLOCK

The One-Part Commercial Block is a smaller version of the typical 19th century commercial building. Usually one-story but sometimes two, the defining characteristic of a One-Part Commercial Block is whether the facade can be read as a single design element, with no projecting cornice or other strong horizontal design element dividing the first floor from the upper floors. Unfortunately historic One-Part Commercial Blocks can lack a great degree of integrity if they have been altered, since it is common to change the storefront details, configuration, and display windows of retail commercial structures. When commercial structures are two or more stories, an older historic character is often still evident on the upper floors. However when the building is only one story, changing the first-floor storefront means substantially altering the entire front facade. With increased automobile use by the mid-20th century, the One-Part Commercial block evolved into a strip of economically built storefronts with a parking lot at the front, known as the Strip Mall.



211 East Jackson Street

Although Macomb's oldest One-Part Commercial Block dates from 1886, its newest, from 2001, shows that this urban commercial type can still be inserted into a traditional urban streetscape. Sixteen commercial buildings in the Downtown Macomb survey area have been classified as One-Part Commercial Blocks. Of these, only one is significant, 12 are contributing, and three are non-contributing to the historic character of the downtown.

The One-Part Commercial Block at 211 E. Jackson Street is an unusual early 20th century example of this type, with a charming round-arch entry. Built in 1907 for the Loan Office of Dr. T. H. Downing, the style is difficult to identify. The curving and symmetrical front parapet with its recessed round-arch entry portico suggests Romanesque influences, while the irregular hipped roofline visible behind the parapet is reminiscent of Queen Anne massing. The two doorways, also round-arched, with a round stained glass window above, are outlined in glazed white brick and originally served two separate storefronts. There are two large display window bays on either side of the entry, with replacement glass.

TEMPLE FRONT

Temple Front is the name given to a commercial type whose façade is composed like that of a Greek or Roman Temple. These buildings are generally two or three stories high, with full-height columns or engaged pilasters, frequently topped by a pediment. Among commercial buildings, this type is most frequently used for banks built in the early decades of the 20th century. It was also popular for public and institutional buildings.



**Union National Bank Building
119-121 North Randolph Street**

The Union National Bank Building, at 119-121 N. Randolph is an excellent example of a Temple Front bank building that was rate significant in this survey. The original 1917 stone building has double-height, fluted, round, engaged columns on either side of the entry, flanked by paired square pilasters with quoins, all with Corinthian capitals. They support an ornate pediment with modillions, dentils, and egg-and-dart ornament. The words, "Union National Bank" are incised in the entablature. The glassed entry is also double-height, with acanthus trim and oversized scrolled keystones. There is a smaller cornice just above the door. The two-story addition next door at 123 N. Randolph was put up between 1931 and 1946, but appears to have been altered since then with stucco cladding and replacement windows in the original openings. This building was included in the Illinois Historic Structures Survey with a rating of HD (contributing to a historic district.)

FREESTANDING

The automobile caused a dramatic change in commercial building types found in America's small commercial centers. Many of the commercial buildings constructed in mid-20th century

and later are called, Freestanding. They are typically situated on larger parcels, not adjacent to any other buildings, and with parking in front, on the sides, or even surrounding the whole building. Entrances are oriented in a way to accommodate the automobile passenger rather than the pedestrian walking across a front sidewalk. There are 10 buildings in Downtown Macomb that have been classified as Freestanding. Of these, six are contributing, having been built between 1927 and 1958, (more than 50 years old) and four are non-contributing, having been built between 1962 and 1996. None were rated architecturally significant.

OTHER COMMERCIAL BUILDING TYPES

There are two other commercial buildings in Downtown Macomb that do not fit these categories. One is the Arcaded Block at 123-135 South Side Square that is a 1991 remodeling of a group of historic structures, and the other is the Office Building at 220 E. Washington, built in 1966. Both are rated non-contributing. In addition, there are two parking lots and five vacant lots in the Downtown Macomb survey area.

TRANSPORTATION-RELATED BUILDINGS

As a 19th-century town, Macomb's early growth was dependent upon the railroad, with its first service opening in 1856 between Galesburg and Quincy, Illinois. The tracks cut east/west, just a few blocks north of the Courthouse Square.



Macomb Depot
120 East Calhoun Street

Consolidated in 1865 as the Chicago Burlington & Quincy Railroad, that company built the existing depot (now Amtrak) at 120 E. Calhoun Street. The fifth train depot in Macomb, it was designed by W. T. Krausch and built in 1913, replacing a 34-year-old wooden depot. The one-story brick building with a hipped roof is Craftsman in style, displaying the overhanging eaves and exposed rafter tails that are one

of its characterizing features. The centered south-side projecting entry bay has its historic double doors and round lanterns. The long facades of the station have regularly spaced window openings with vertical rows of recessed brick panels between each sash, and a heavy stone continuous lintel. The station has been rated significant in this survey and may also be individually eligible for listing on the National Register of Historic Places for its architectural significance.

Stables and liverys were also constructed downtown in the later 19th century to house live animals and vehicles used in early transit. Today only one building of this type remains -- the Applegate Livery & Feed Stable at 119 W. Carroll Street. It was built sometime before 1886 with a large front addition in 1891. Most of the existing facade dates from 1918 and is now bricked in. Despite major alterations, the building has been rated contributing in this survey.

AUTOMOBILE

With the growing popularity of the automobile and a major road-building campaign in the

1920s, building types serving automobile traffic and sales, such as the commercial garage, the gasoline station, and automobile showrooms, emerged along America's expanding network of roads and highways.

The historic Gasoline Station is a building type that began to appear on roads and highways in the U.S. in the 1920s. It was a small-scale retail building, designed to sell gasoline and other automobile-related products, while sometimes featuring side garage bays to house auto repair services. Set upon a lot with space for driving in and out, the gas station had gas pumps at the front that led from storage tanks found below, sometimes with canopies for sheltered drive-in services. Some of the major early 20th century gasoline companies, created look-alike retail gasoline outlets in which logos, color schemes, signage, and building architecture contributed to a corporate identity.

The only gas station in Downtown Macomb is the charming c. 1927 Standard Oil station at 233 E. Jackson Street, now used as an automobile service center. The building was erected to replace an earlier Standard Oil station that was torn down to make room for the



**Standard Oil Service Station
233 East Jackson Street**

Lamoine Hotel. The red and clinker brick exterior with broad terra cotta stringcourses refers to the streamlined styling of Art Moderne. The logo, "Standard Oil Products" in terra cotta, is embedded into the parapet wall of the front façade. There are historic double hung windows on the east elevation. This quaint gas station from the early years of motoring was rated significant in this survey.

The commercial garage is a building type in use throughout cities for automobile storage and repair. The early to mid-20th-century garage is a one-story, rectangular structure with no internal columns. The exterior, load-bearing masonry walls support a series of steel roof trusses (often Bowstring) topped by a compass roof with a shallow, curved pitch. There are entry doors for vehicles at one or both ends. In some cases there may be skylights of some type or a monitor atop the roof to provide more natural light and ventilation. Besides gasoline stations, automobile-related businesses, such as dealerships, had similar treatments on their front facades. Often the showroom and repair spaces were combined under one roof. Although there are five garage buildings in downtown Macomb dating from, c.1905 through c. 1940, none has been rated significant.

PUBLIC BUILDINGS

Although the life of traditional downtowns is based largely on its businesses and commercial architecture, governmental and institutional buildings designed in fashionable high-styles are important landmarks. The McDonough County Courthouse is the most prominent and architec-

turally significant public building in downtown Macomb. But the Library, Post Office, and City Hall are also architecturally significant structures and rated so in this survey. The first two of these are in the Classical Revival style, a popular choice for public buildings because of its monumental form and its associations with the democratic foundations of our country. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893 whose planners mandated a classical architectural theme. The fair was attended by hundreds of thousands of visitors and widely photographed, and as a result the revival of classical styles became fashionable throughout the country into the 1920s.

MACOMB PUBLIC LIBRARY

The Macomb Public Library at 235 S. Lafayette Street is one of more than 1,700 libraries built across the United States between 1889 and 1919 with funds from industrialist and philanthropist Andrew Carnegie. The impressive Classical Revival style building from 1903 has a cross plan with hipped roof punctuated with round-windowed dormers. An ornate cornice with acanthus modillions under broad overhanging eaves tops an entablature incised with the words, "Macomb Public Library." An oversized classical entry—characteristic of the Classical Revival style—with Ionic pilasters supporting a balconette, dominates the front façade. There are stone lintels and keystones over the first floor windows and brick corner quoins. The existing c.1925 Holmes Block next door was purchased in the 1970s as the Children's Library, and connected to the main building by a one-story structure in 1980.



Macomb Public Library
235 S. Lafayette Street



Macomb Post Office
205 South Randolph Street

The Macomb Public Library building may be eligible for individual listing on the National Register of Historic Places both for its architectural as well as its historical significance.

MACOMB POST OFFICE

The Macomb Post Office at 205 S. Randolph Street presents another expression of the Classical Revival style, this one a bit leaner and more modern. Dating from 1914, this two-story design by architect Oscar Wenderoth has a symmetrical façade with hipped slate

roof over a cornice with modillions. The center entry has a bracketed canopy incised with the words, "US Post Office." Original stone steps and torchieres are still in place. Window bays are

separated by paired pilasters and first floor windows have classical lintels and a row of balusters beneath. Alterations include replacement entry doors and a side addition.

The Macomb Post Office building was included in the Illinois Historic Structures Survey with a rating of P (potential landmark) and may also be eligible for individual listing on the National Register of Historic Places for its architectural significance.

MACOMB CITY HALL

The Macomb City Hall at 232 E. Jackson was originally a gracious Colonial Revival home built in 1919 just east of the Courthouse Square by Dr. and Mrs. Joseph Bacon. After their deaths in 1939 it became a clinic, the USO, a community building, and then in 1949 City Hall which it remains to this day. It was renovated, expanded, and re-dedicated in 2002.

The original building was designed in the Colonial Revival style, which also borrows its architectural language from classical antecedents. With its patriotic associations with early American 18th century homes it became the most popular historic revival style in the country between the two world wars. The Bacon house displayed the basic symmetry of the Colonial Revival style with its center entry, hipped roof, and three hipped roof dormers. There are pilasters and a shallow round-arched pediment above what was originally the main entry door, (main entry to City Hall was moved around the corner into a new addition). Segmental arched window openings have replacement windows in a non-historic configuration. With its several additions this building no longer has a residential appearance.

RESIDENTIAL ARCHITECTURE

Because this survey was limited to Downtown Macomb, there were few residential buildings found in the survey area. Included are the Lamoine Hotel, an apartment building, and five single family houses. Of these five houses, two—the Dr. Joseph Bacon House, discussed above in its current function as Macomb’s City Hall, and the William S. Bailey House at 100 S. Campbell Street—have been rated significant. The Lamoine Hotel has also been rated significant. The remaining residential structures in the survey area, most of which are now commercial in use, were rated contributing.



**Lamoine Hotel
201 North Randolph Street**

LAMOINE HOTEL

The Classical Revival style was used for the five-story Lamoine Hotel, built in 1927 with bond proceeds funded by the citizens of Macomb. The restrained styling of the principal façade is

punctuated by a classical entry portico with foliate capitals and metal balcony railing. There is a projecting cornice that includes a center pediment with stone bracket and urn. The first floor is faced with ashlar stone and there are stone quoins on the upper floors of the brick building. The stone display windows feature incised ornament and the historic 8/1 wood windows remain in place. This handsome and well-preserved hotel building was individually listed on the National Register of Historic Places in 2010.

WILLIAM S. BAILEY HOUSE

The Bailey House at 100 South Campbell Street is among the finest residential structures remaining in Macomb's downtown. The house, built for prosperous merchant and Union National Bank co-founder William S. Bailey in 1887, features decorative trusses under the gable peaks of the roofline, front and south side porches with spindlework, and a full-height polygonal south side bay. The McDonough County Historic Preservation Society was initially organized in 1982 for the purpose of restoring the house, which was donated to them by owner J. W. Collins. The main floor of the house currently serves as a house museum and a community meeting space.



William S. Bailey House
100 South Campbell Street

RELIGIOUS ARCHITECTURE



Methodist Episcopal Church
136 West Carroll Street

It is common to find the city's major historic churches on larger sites just outside the commercial core. That is the case in Downtown Macomb with the St. George Episcopal Church at 231 East Carroll Street and the former Methodist Episcopal Church (now First Baptist Church) at 136 W. Carroll Street, both built in the late 1890s. First Baptist was rated architecturally significant in this survey while St. George was rated contributing.

The first to go up was St. George Episcopal in 1895 in the Carpenter Gothic style. The original wood building on a rusticated stone foundation (to the east) was built as a simple rectangle, with a front-facing gable and prominent Gothic-

arched window. A large addition and new center entry from 2002-2004 dominate the street view.

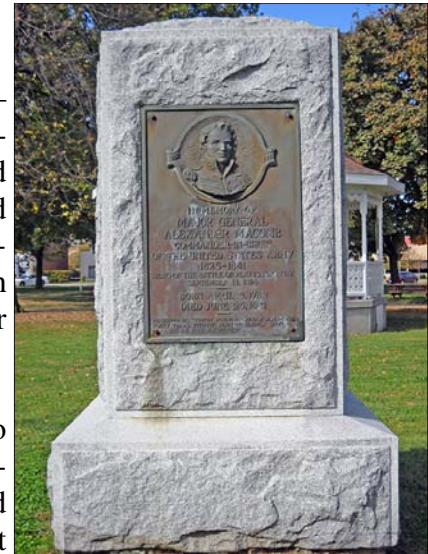
Two years later, in 1897, the massive brick Methodist Episcopal Church was erected in the

Richardsonian Romanesque style. The architects were Gotischalk & Beadles from Galesburg, and they incorporated the bell from an older church building that had stood on this same site. The most striking feature is the polygonal corner tower with faceted roof and extended piers. At the base of the tower is a wraparound porch with grouped round columns on a heavy rusticated stone base. The main block of the church has a front-facing gable and large rose window and stepped foliate decoration under the eave. The building became Calvary Baptist Church in 1963 and First Baptist Church in 1977.

PARKS

Two parks mark the Downtown Macomb streetscape—Chandler Park, which covers a full block between East Calhoun, North Randolph, East Carroll and North Lafayette, and Citizens Plaza at the southwest corner of East Washington and South Randolph. Dating from the late 1870s, the historic Chandler Park was rated significant, while Citizens Plaza, which dates from 2000 and was created from the site of the former Lamoine Theatre, was rated non-contributing.

Chandler Park is a historic park created by C. V. Chandler who purchased an entire city block in 1878, demolished all the existing buildings and opened the park the following year. The land was deeded to the city of Macomb in 1893. The overall layout of the park with its brick walkways creating an X pattern is a historic design introduced in 1898. Several important historic monuments dot the site, including the Civil War Monument from 1899 at the west side of the park, the 1812 Memorial Monument at the east end, the Chandler Memorial Gate from 1929 at the north end, the VFW Memorial from 1957 at the south end, and the cannon in the center of the park. This park is a significant feature of Downtown Macomb and is notable for retaining both its historic configuration and a good collection of monuments.



**War of 1812 Monument in Chandler
Park**

MACOMB DOWNTOWN DISTRICT BOUNDARY MAP



CONCLUSION

PRIOR PRESERVATION ACTIVITIES IN MACOMB

Although the first preservation effort in Macomb was initiated in 1972 with the listing of the McDonough County Courthouse on the National Register of Historic Places, very few preservation activities took place over the ensuing years. A second National Register listing for Downtown Macomb did not occur until 2010 when the Lamoine Hotel was added. These are the only two buildings in Downtown Macomb on the National Register. The most notable preservation effort taken on outside of these National Register listings was the restoration of the William S. Bailey House at 100 South Campbell Street, undertaken by the newly-formed McDonough County Historic Preservation Society in 1982.

The Illinois Historic Preservation Agency undertook two inventories of architecturally and historically significant structures across the state of Illinois in the early 1970s – the Illinois Historic Structures Survey (IHSS) and the Illinois Historic Landmarks Survey (IHLS). The IHSS generally noted architectural significance while the IHLS noted associations with historically important figures. The ratings in the IHSS that apply to Macomb buildings include P (potential landmark) and HD (contributing to the character of a historic district.) These surveys were for identification purposes only and did not necessarily lead to landmark designations. The seven buildings in Downtown Macomb on the IHSS or IHLS survey are listed below. All were rated significant in this survey except 111-115 South Side Square which was rated contributing.

Chandler Block, 130-132 N. Lafayette, 1879, IHSS (HD), IHLS
Cotrell, Durr, Hoskinson Building, 111-115 South Side Square, 1872, IHSS (HD)
Macomb Post Office, 205 S. Randolph, 1914, IHSS (P)
Randolph House, 1-5 East Side Square, 1857, IHSS (HD), IHLS
Twyman Block, 202-208 N. Lafayette, 1895, IHSS (HD)
Union Block, 127-135 N. Randolph, 1896, IHSS (HD)
Union National Bank, 119-121 N. Randolph, 1917, IHSS (HD)

The City of Macomb adopted a local preservation ordinance and established a Historic Preservation Commission in 2008. In 2009 the city was designated a Certified Local Government making it eligible for state grants, among other things. Also in 2009 Macomb adopted Downtown as its first local historic district. The local historic district boundary is the same as the boundary used for this intensive survey. The survey was undertaken to collect historic and architectural information that could be used in the preparation of a National Register Historic District nomination.

PRESERVATION RECOMMENDATIONS

The results of this survey support the eligibility of Downtown Macomb for listing on the National Register of Historic Places as a historic district under Criterion A, history and Criterion C, architecture. The city's history is well-represented by buildings from each decade of late-19th to early-20th century development. In particular, a few from the 1850s remain from the period when the railroad first came through town and made Macomb an important link between

Quincy and Chicago. The Courthouse Square with an excellently preserved courthouse building from 1872 and four solid, intact rows of historic commercial blocks illustrates an uncommon community planning scheme. Architecturally, fine individual examples of the prominent styles of the day from Italianate to Queen Anne to Art Deco display some of the best of Macomb's commercial architecture.

TYPES OF LANDMARK DESIGNATION

There are two choices for landmark designation: listing on the National Register of Historic Places and/or designation as a local landmark. Both of these choices apply whether considering an individual building on its own merits, or a collection of historic structures that could form a historic district.

LOCAL LANDMARKS. The advantage of local designation is that the city has control over future alterations to a designated property through an expanded permit review process by the Historic Preservation Commission. This can ensure that the character of a historic neighborhood and of individual significant structures remains consistent. Adjacent property owners are not harmed by inappropriate alterations to landmark properties around them. Most importantly, local designation has the power to prevent demolition of designated structures and thus stop incompatible and overbearing new construction. Downtown Macomb already has the protection of being designated a local historic district.

NATIONAL REGISTER. The advantage of National Register listing is recognition and prestige for the property owner or for the local district within the larger metropolitan region. There are no restrictions on what kinds of alterations can be made to a landmark property, nor any prohibition against its demolition unless federal or state money would be used in the project scheduled to replace it. In Macomb any owner who wishes to make improvements to his property in the existing local landmark district would already be subject to permit review by the Historic Preservation Commission. National Register listing does not add any additional layers of review.

Both types of designations, local and National Register, allow owners to participate in state/local tax incentive programs but only National Register listing allows property owners of commercial or income-producing properties to participate in federal income tax incentives. There are three major types of tax incentive programs that can be used for designated individual landmark buildings or for contributing buildings in historic districts. The two that are applicable to landmark commercial properties are the Federal Income Tax Credit program administered by the Illinois Historic Preservation Agency and the National Park Service, and the Easement Donation/Charitable Deduction administered by Landmarks Illinois, a not-for-profit preservation organization.

FEDERAL INCOME TAX CREDIT. Owners of income producing landmark property, whether commercial, industrial, or rental residential, may be eligible for a one-time, federal income tax credit equal to 20% of the cost of rehabilitation. The owner must spend an amount equal to the adjusted basis of the property (original cost less the value of the land and less depreciation). This rehabilitation must also meet the Secretary of the Interior Standards for Rehabilitation. The

owner can take the credits himself or sell them to a tax credit investor.

EASEMENT DONATION AND CHARITABLE DEDUCTION. Owners of any designated landmark property may donate the principal facade(s) to a preservation organization. They can then take a one-time charitable deduction against their federal income tax, which is roughly equivalent to 15% of the current market value of the property. No rehabilitation work is necessary to qualify. The owner must maintain the facade with its historic design and materials in perpetuity; this obligation extends to all subsequent owners.

The use of these incentives in other communities has spurred rehabilitation and new investment in their commercial downtowns. Through National Register listing Macomb has the opportunity to make these same incentives available to local property owners. The Downtown Macomb survey area contains 108 properties with 99 buildings, two parks, two parking lots and five vacant lots. With 83 contributing buildings, or almost 84% of the total, Downtown Macomb would be a strong candidate for National Register listing.

ENDNOTES

¹ William Vipond Pooley, "The Settlement of Illinois from 1830 to 1850," Thesis submitted for the degree of Doctor of Philosophy, University of Wisconsin, 1905, p. 397-398.

² *History of McDonough County, Illinois*, Springfield, IL: Continental Historical Co., 1885, p. 201

³ John E. Hallwas, *Macomb: A Pictorial History*. St. Louis, MO: G. Bradley Publishing, Inc., 1990, p.10.

⁴ *History of McDonough County, Illinois (1885)*, p. 1049.

⁵ Ibid, p. 1050.

⁶ Hallwas, p. 10.

⁷ *History of McDonough County (1885)*, pp. 204-5.

⁸ S. J. Clarke, *History of McDonough County, Illinois*. Springfield, IL: D. W. Lusk, State Printer & Binder, 1878, p. 609.

⁹ Hallwas, p. 18.

¹⁰ Ibid, p. 12.

¹¹ *History of McDonough County, Illinois (1885)*, p. 95.

¹² Clarke, p. 607.

¹³ Ibid.

¹⁴ Ibid, p. 608.

¹⁵ Hallwas, p. 13.

¹⁶ George W. Shadwick, Jr., *History of McDonough County, Illinois: A Record of Events and Personalities in McDonough County's History*, Moline, IL: Desaulniers and Company, 1968, p. 42.

¹⁷ Hallwas, p. 23.

¹⁸ Ibid.

¹⁹ Alexander McLean, *History of McDonough County, Illinois* [published with *Historical Encyclopedia of Illinois*], Chicago, IL: Munsell Publishing Co., 1907, p. 765.

²⁰ *History of McDonough County, Illinois (1885)*, pp. 1134-5.

²¹ *Macomb Daily Journal*, January 10, 1913, quoted in Hallwas, p. 23.

²² Hallwas, p. 34; Shadwich, p. 44.

²³ Hallwas, p. 34.

²⁴ Ibid, p. 35.

²⁵ Ibid, p. 34.

²⁶Clarke, p. 610.

²⁷Hallwas, p. 38.

²⁸Ibid, p. 40.

²⁹Ibid, pp. 44 & 46.

³⁰Ibid, p. 50.

³¹*Macomb Daily Journal*, September 17, 1869, p. 2; Minutes for the McDonough County Board of Supervisors, September 18, 1869 and September 23, 1869 [in the collection of the Western Illinois University Archives].

³²Clarke, p. 612.

³³Hallwas, p. 71.

³⁴Shadwick, p. 126.

³⁵Ibid.

³⁶McLean, p. 764

³⁷Shadwick, pp. 139-149.

³⁸*History of McDonough County, Illinois (1885)*, p. 1100.

³⁹McClean, p. 764.

⁴⁰Shadwick, p. 143; *History of McDonough County, Illinois (1885)*, p. 1097.

⁴¹Hallwas, p. 74.

⁴²Ibid, p. 94.

⁴³Ibid, p. 44.

⁴⁴“City Library Has Moved to Its New Quarters,” *Macomb Daily Journal*, June 3, 1884, p. 4.

⁴⁵Hallwas, p. 97.

⁴⁶*Macomb Daily Journal*, April 17, 1873, p. 3.

⁴⁷McClean, pp.845-846.

⁴⁸*History of McDonough County, Illinois (1885)*, p. 1058.

⁴⁹Hallwas, p. 78.

⁵⁰*History of McDonough County, Illinois (1885)*, p. 1143; Clarke, p. 622.

⁵¹Hallwas, p. 93.

⁵²*History of McDonough County, Illinois (1885)*, p. 1094.

⁵³Hallwas, p. 77.

⁵⁴Ibid, p. 92; *Macomb Daily Journal*, April 19, 1895; Vertical File, “Helen Honor Tunnickliff Catterall,” Information on St. George’s Church written by Titus Karlowitz August 19, 1996 [file in collection of Western Illinois University Archives]

⁵⁵Ibid, p. 26.

⁵⁶*Macomb Daily Journal*, January 18, 1897.

⁵⁷Hallwas, p. 106; Victor Hicken, *The Purple and the Gold*, Macomb, IL: Western Illinois University Foundation, pp. 11-13.

⁵⁸Bateman, Vol. 2, p. 699; National Parks Service, "Teaching with Historic Places" lesson plan (<http://www.nps.gov/nr/twhp/wwwlps/lessons/50carnegie/50facts3.htm>)

⁵⁹Hallwas, p. 105; *Macomb Daily Journal*, August 18, 1915, p. 5.

⁶⁰Hallwas, p. 111.

⁶¹*Macomb Daily Journal*, June 6, 1914, p. 4.

⁶²*Macomb Daily Journal*, October 15, 1914, p. 5.

⁶³Bateman, Vol. 2, pp. 759-760; Hallwas, p. 108

⁶⁴*Ibid*, p. 109 & 171; Plaque located on east wall of building.

⁶⁵McDonough County Historical Society Newsletter. Volume 30, Number 1, Winter 2011, pp8-9.

⁶⁶Hallwas, p. 152.

⁶⁷*Ibid*, p. 129; Macomb City Directories.

⁶⁸*Ibid*, p. 153.

⁶⁹Marty Fischer, interview with former owner.

⁷⁰Macomb City Directories.

⁷¹Macomb City Directories; *Macomb Daily Journal*, various articles.

⁷²Hallwas, p. 144.

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CREDITS

This report was prepared by Granacki Historic Consultants, 1105 West Chicago Ave., Chicago, IL 60642, under contract for the City of Macomb. The individual data forms for each building surveyed are in binders on file with the Macomb Historic Preservation Commission at City Hall located at 232 East Jackson Street, Macomb, IL 61455.

Project staff included:

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Lara Ramsey, Field Surveyor and Writer

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National Park Service

P.O. Box 37127

Washington, DC 20013-7127

or:

Equal Employment Opportunity Officer

APPENDIX 1:
EVALUATION CRITERIA

EVALUATION CRITERIA

All principal buildings in the area surveyed were evaluated for local architectural significance using the following criteria. An "S" indicates that a building would be eligible for listing as an individual local landmark. A "C" indicates that a building would be a contributing structure within any locally designated historic district and is generally more than 50 years old. The use of a significant (S) or potentially significant (PS) rating in this survey is a way of distinguishing from among historic buildings those that are exceptional. An "NC" is a building that would not contribute to the character of a local historic district because either it has been seriously altered from its original historic appearance or it was built after the time period of significance.

Integrity, that is, the degree of original design and historic material remaining in place, was factored into the evaluation. No building was considered locally significant if it had more than minor alterations. Similarly, buildings that might otherwise be considered contributing because of age and historic style, but that have been greatly altered, were ranked as non-contributing. Buildings were evaluated primarily for their architectural significance, with historical significance, known in only a few cases, being a secondary consideration. It is possible that a building could be elevated to a locally significant ranking and thus considered for individual local landmark designation by the Historic Preservation Commission if additional historic research identifies an association with important historical figures or events. For some buildings whose significant historic features have been concealed or altered, they might also be re-ranked as locally significant if unsympathetic alterations are removed and significant historic features restored.

All principal and secondary structures on a property were also analyzed for potential National Register listing. A "Y" (Yes) indicates that the surveyed building likely would be a good candidate for individual listing on the National Register (or, in some cases, has already been listed on the National Register). An "N" (No) indicates that it would not. "Criteria" refers to the National Register criteria that were considered. Only criterion "C," architectural significance, was used in evaluating potential National Register eligibility. Criteria "A" and "B," which refer to historical events and persons, were not considered. For the question of contributing to a National Register historic district, a "C" building would be a good contributing building in a National Register historic district. An "NC" building would not.

Architectural integrity is evaluated by assessing what alterations to the original historic structure have occurred. Structures were considered unaltered if all or almost all of their historic features and materials were in place. Minor alterations were those considered by the field surveyor to be reversible. Generally, aluminum, vinyl, or other siding installed over original wood clapboard siding is considered a reversible alteration. Moderate alterations are those alterations considered by the field surveyor to be reversible but, when looked at together, are enough to possibly affect historic integrity. Major alterations include irreversible changes and additions. These include porches and other architectural detailing that have been completely removed and for which there appears to be no actual physical evidence to accurately reproduce them; window changes in which the original window opening size has been altered and there is no evidence of the original sash configuration and material; and large unsympathetic additions, visible from the street, that compromise the historic character of a building

NATIONAL REGISTER RATINGS

A. INDIVIDUAL LISTING

Must be a site, building, structure, or object that is at least 50 years old (unless it has achieved exceptional significance) and meets one of the following criteria: (a) be associated with events that have made a significant contribution to the broad patterns of our history; (b) be associated with the lives of persons significant in our past; or (c) be architecturally significant, that is, embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values. It must also possess integrity of location, design, setting, materials, workmanship, feeling, and association from the date of construction or period of significance.

Age. Must have been built or standing during the period of historic significance or be at least 50 years old (built before 1960)

Integrity. Any building that possesses enough integrity to still be identified with the period of historic significance.

B. NON-CONTRIBUTING (NC)

Age. Any building or secondary structure built after the period of significance or less than 50 years old (built in 1960 or later).

Integrity. Any structure that has been so completely altered after the period of significance that it is no longer recognizable as historic.

LOCAL SIGNIFICANCE RATINGS

A. SIGNIFICANT (S)

Age. There is no age limit, although if it is less than 50 years old (built in 1960 or later), it must be of exceptional importance.

Architectural Merit. Must possess architectural distinction in one of the following areas: embodies the distinguishing characteristics of an architectural and/or landscape style; is identified as the work of a master builder, designer, architect, or landscape architect; has elements of design, detailing, materials, or craftsmanship that are significant; has design elements that make it structurally or architecturally innovative; or is a fine example of a utilitarian structure with a high level of integrity. Any structure ranked significant automatically contributes to the character of a historic district.

Integrity. Must have a high degree of integrity: most architectural detailing in place, no historic materials or details covered up, no modern siding materials, no unsympathetic and/or overpowering additions; only minor porch alterations permitted. In some rare

cases, where a particular structure is one of the few examples of a particular style, more leniency in integrity was permitted.

B. CONTRIBUTING TO A HISTORIC DISTRICT (C)

Age. Must be at least 50 years old (built before 1960).

Architectural Merit. May fall into one of two groups: (a) does not necessarily possess individual distinction, but is a historic building (over 50 years old) with the characteristic stylistic design and details of its period; or (b) possesses the architectural distinction of a significant structure but has been altered. If the alterations are reversed (for example, siding is removed or architectural detail is restored based on remaining physical evidence), it may be elevated to significant.

Integrity. May have a high degree of integrity, but be of a common design with no particular architectural distinction to set it apart from others of its type. May have moderate integrity: if it has been altered, it must be in some ways that can be reversed. Must possess at least one of the following: original wall treatment, original windows, interesting architectural detail, readily recognizable and distinctive historic massing.

D. NON-CONTRIBUTING (NC)

Age. Most buildings less than 50 years old (built in 1960 or later).

Integrity. Any building at least 50 years old whose integrity is so poor that most historic materials and details are missing or completely covered up or any building at least 50 years old that has unsympathetic alterations that greatly compromise its historic character. Poor integrity was present if most or all of these factors were missing: original shape, original wood siding, original windows (especially if window openings were also changed), and original architectural detail and trim.

APPENDIX 2:
SURVEY FORM

City of MACOMB		ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY	
STREET # <input style="width: 100%;" type="text"/> DIRECTION <input style="width: 100%;" type="text"/> STREET <input style="width: 100%;" type="text"/> ABB <input style="width: 100%;" type="text"/> PIN <input style="width: 100%;" type="text"/> LOCAL SIGNIFICANCE RATING <input style="width: 100%;" type="text"/> POTENTIAL IND NR? (Y or N) <input style="width: 100%;" type="text"/> CRITERIA <input style="width: 100%;" type="text"/> Contributing to a NR DISTRICT? <input style="width: 100%;" type="text"/> Contributing secondary structure? <input style="width: 100%;" type="text"/> Listed on existing SURVEY? <input style="width: 100%;" type="text"/>			
<u>GENERAL INFORMATION</u>			
CATEGORY <input style="width: 100%;" type="text"/> CONDITION <input style="width: 100%;" type="text"/> INTEGRITY <input style="width: 100%;" type="text"/> STOREFRONT INTEGRITY <input style="width: 100%;" type="text"/> SECONDARY STRUCTURE <input style="width: 100%;" type="text"/>	CURRENT FUNCTION <input style="width: 100%;" type="text"/> HISTORIC FUNCTION <input style="width: 100%;" type="text"/> REASON for SIGNIFICANCE <input style="width: 100%;" type="text"/>		
<u>ARCHITECTURAL DESCRIPTION</u>			
ARCHITECTURAL CLASSIFICATION <input style="width: 100%;" type="text"/> DETAILS <input style="width: 100%;" type="text"/> BEGINYEAR <input style="width: 100%;" type="text"/> OTHER YEAR <input style="width: 100%;" type="text"/> DATESOURCE <input style="width: 100%;" type="text"/> WALL MATERIAL (current) <input style="width: 100%;" type="text"/> WALL MATERIAL 2 (current) <input style="width: 100%;" type="text"/> WALL MATERIAL (original) <input style="width: 100%;" type="text"/> WALL MATERIAL 2 (original) <input style="width: 100%;" type="text"/>	PLAN <input style="width: 100%;" type="text"/> NO OF STORIES <input style="width: 100%;" type="text"/> ROOF TYPE <input style="width: 100%;" type="text"/> ROOF MATERIAL <input style="width: 100%;" type="text"/> FOUNDATION <input style="width: 100%;" type="text"/> PORCH <input style="width: 100%;" type="text"/> WINDOW MATERIAL <input style="width: 100%;" type="text"/> WINDOW MATERIAL <input style="width: 100%;" type="text"/> WINDOW TYPE <input style="width: 100%;" type="text"/> WINDOW CONFIG <input style="width: 100%;" type="text"/>		
SIGNIFICANT FEATURES			
ALTERATIONS			
STOREFRONT FEATURES			

STOREFRONT ALTERATIONS			
<u>HISTORIC INFORMATION</u>			
HISTORIC NAME			
COMMON NAME			
COST			
ARCHITECT			
ARCHITECT2			
BUILDER			
ARCHITECT SOURCE			
HISTORIC INFO			
PERMITS			
LANDSCAPE			
PREPARER			
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS		
SURVEYDATE			
SURVEYAREA	DOWNTOWN MACOMB		
DIGITAL PHOTO ID		DIGITAL PHOTO ID3	
DIGITAL PHOTO ID2		DIGITAL PHOTO ID4	

City of MACOMB

ILLINOIS URBAN ARCHITECTURAL
AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET
ABB

STOREFRONT 2

STREET NUMBER

--

RATING

--

INTEGRITY

--

FEATURES

--

ALTERATIONS

--

STOREFRONT 3

STREET NUMBER

--

RATING

--

INTEGRITY

--

FEATURES

--

ALTERATIONS

--

STOREFRONT 4

STREET NUMBER

--

RATING

--

INTEGRITY

--

FEATURES

--

ALTERATIONS

--

STOREFRONT 5STREET NUMBER RATING INTEGRITY

FEATURES

ALTERATIONS

STOREFRONT 6STREET NUMBER RATING INTEGRITY

FEATURES

ALTERATIONS

PHOTOID5:

PHOTOID6:

PHOTOID7:

PHOTOID8:

PHOTOID9:

City of MACOMB		ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY--ADDITIONAL PHOTOS	

PHOTOID10:

PHOTOID12:

PHOTOID14:

PHOTOID11:

PHOTOID13:

PHOTOID15:

APPENDIX 3:
*ILLUSTRATED LIST OF
SURVEYED BUILDINGS*



Street number:
 Direction:
 Street:
 Suffix:
 Rating:
 Reason for Significance:

Style:
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number:
 Direction:
 Street:
 Suffix:
 Rating:
 Reason for Significance:

Style:
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number:
 Direction:
 Street:
 Suffix:
 Rating:
 Reason for Significance:

Style:
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number:
 Direction:
 Street:
 Suffix:
 Rating:
 Reason for Significance:

Style:
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number:
 Direction:
 Street:
 Suffix:
 Rating:
 Reason for Significance:

Style:
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:

Street number:
 Direction:
 Street:
 Suffix:
 Rating:
 Reason for Significance:

Style:
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:

Street number:	107	Style:	Vacant Lot
Direction:	E	Details:	
Street:	CARROLL	Date:	
Suffix:	STREET	Architect:	
Rating:		Historic Name:	
Reason for Significance:		Other Surveys/Designations:	[HSS]

Street number:	111	Style:	Vacant Lot
Direction:	E	Details:	
Street:	CARROLL	Date:	
Suffix:	STREET	Architect:	
Rating:		Historic Name:	
Reason for Significance:		Other Surveys/Designations:	



Street number:	113-117	Style:	One-Part Commercial Block
Direction:	E	Details:	
Street:	CARROLL	Date:	2001
Suffix:	STREET	Architect:	
Rating:	NC	Historic Name:	
Reason for Significance:		Other Surveys/Designations:	



Street number:	121-123	Style:	Two-Part Commercial Block
Direction:	E	Details:	
Street:	CARROLL	Date:	1898 (123)
Suffix:	STREET	Architect:	
Rating:	C	Historic Name:	Chandler Building
Reason for Significance:		Other Surveys/Designations:	



Street number:	127	Style:	Two-Part Commercial Block
Direction:	E	Details:	
Street:	CARROLL	Date:	1928
Suffix:	STREET	Architect:	
Rating:	S	Historic Name:	Bacon Building/Montgomery Ward
Reason for Significance:	Handsome two-part commercial block with Flemish-inspired parapet and arched 2nd story windows.	Other Surveys/Designations:	

Street number:	215	Style:	Parking Lot
Direction:	E	Details:	
Street:	CARROLL	Date:	
Suffix:	STREET	Architect:	
Rating:	NC	Historic Name:	
Reason for Significance:		Other Surveys/Designations:	



Street number: 222
 Direction: E
 Street: CARROLL
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Apartment Building
 Details:
 Date: 1924
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 231
 Direction: E
 Street: CARROLL
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Church - Carpenter Gothic
 Details:
 Date: 1895
 Architect:
 Historic Name: St. George Episcopal Church
 Other Surveys/Designations:



Street number: 233
 Direction: E
 Street: CARROLL
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Colonial Revival
 Details:
 Date: c. 1905
 Architect:
 Historic Name:
 Other Surveys/Designations:

Street number: 234
 Direction: E
 Street: CARROLL
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Vacant Lot
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 110
 Direction: W
 Street: CARROLL
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: c. 1920
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 114
 Direction: W
 Street: CARROLL
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Freestanding Commercial
 Details:
 Date: 1941
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 119
 Direction: W
 Street: CARROLL
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Livery--No Style
 Details:
 Date: 1891
 Architect:
 Historic Name: Applegate Livery & Feed Stable
 Other Surveys/Designations:



Street number: 120
 Direction: W
 Street: CARROLL
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Freestanding Commercial
 Details:
 Date: c. 1980
 Architect:
 Historic Name:
 Other Surveys/Designations:

Street number: 125
 Direction: W
 Street: CARROLL
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Parking Lot
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 136
 Direction: W
 Street: CARROLL
 Suffix: STREET
 Rating: S
 Reason for Significance: Fine Richardsonian Romanesque church building with polygonal corner tower.

Style: Church--Richardsonian Romanesque
 Details:
 Date: 1897
 Architect: Gottschalk & Beadles
 Historic Name: Methodist Episcopal Church
 Other Surveys/Designations:



Street number: 001
 Direction:
 Street: COURTHOUSE
 Suffix: SQUARE
 Rating: S
 Reason for Significance: Impressive 1870s Second Empire courthouse serves as the centerpiece Macomb's downtown square. The building is individually listed on the National Register of Historic Places

Style: Courthouse--Second Empire
 Details:
 Date: 1871-1872
 Architect: Myers, Elijah E.
 Historic Name: McDonough County Court House
 Other Surveys/Designations: National Register (1972)



Street number: 001-005
 Direction:
 Street: EAST SIDE SQUARE
 Suffix:
 Rating: S
 Reason for Significance: Although altered, the Randolph Hotel retains enough historical integrity to portray its historic significance of the building to the early development of Macomb.

Style: Two-Part Commercial Block
 Details: Italianate
 Date: 1857
 Architect:
 Historic Name: Randolph House
 Other Surveys/Designations: IHSS (HD); IHLS



Street number: 007-009
Direction:
Street: EAST SIDE SQUARE
Suffix:
Rating: S
Reason for Significance: Nearly-pristine building was constructed to house Woolworth's in 1936-7.

Style: Two-Part Commercial Block
Details: Art Deco
Date: 1936-7
Architect:
Historic Name: Woolworth, F. W. Company Building
Other Surveys/Designations:



Street number: 011-013
Direction:
Street: EAST SIDE SQUARE
Suffix:
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details: Queen Anne
Date: 1897
Architect:
Historic Name: Driesbach/Brooking Block
Other Surveys/Designations:



Street number: 015
Direction:
Street: EAST SIDE SQUARE
Suffix:
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details: Queen Anne
Date: 1897
Architect:
Historic Name: Adcock Block
Other Surveys/Designations:



Street number: 017
Direction:
Street: EAST SIDE SQUARE
Suffix:
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details: Queen Anne
Date: 1897
Architect:
Historic Name: Lane Block
Other Surveys/Designations:



Street number: 019-023
Direction:
Street: EAST SIDE SQUARE
Suffix:
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details: Italianate
Date: 1877
Architect:
Historic Name: Bailey Block
Other Surveys/Designations:



Street number: 025-029
Direction:
Street: EAST SIDE SQUARE
Suffix:
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details: Italianate
Date: 1881
Architect:
Historic Name: Chandler Block/Masonic Temple
Other Surveys/Designations:



Street number: 031
 Direction:
 Street: EAST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Classical Revival
 Date: 1892
 Architect:
 Historic Name: Gambart Block
 Other Surveys/Designations:



Street number: 033-035
 Direction:
 Street: EAST SIDE SQUARE
 Suffix:
 Rating: S
 Reason for Significance: Although the storefront level is altered, this handsome Queen Anne block retains much of its original detailing on the upper story.

Style: Two-Part Commercial Block
 Details: Queen Anne
 Date: 1904
 Architect:
 Historic Name: Lawrence & Bolles Block
 Other Surveys/Designations:



Street number: 211
 Direction: E
 Street: JACKSON
 Suffix: STREET
 Rating: S
 Reason for Significance: Unusual early 20th-century commercial block, with charming rounded arch entry.

Style: One-Part Commercial Block
 Details: Romanesque/Queen Anne
 Date: 1907
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 215
 Direction: E
 Street: JACKSON
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: 1923
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 221
 Direction: E
 Street: JACKSON
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Freestanding Commercial
 Details:
 Date: 1927
 Architect:
 Historic Name: Maid Rite Sandwich Shop
 Other Surveys/Designations:



Street number: 233
 Direction: E
 Street: JACKSON
 Suffix: STREET
 Rating: S
 Reason for Significance: This gracious Colonial Revival residence has played several important roles in Macomb's history. The building retains its key architectural elements, despite having undergone an extensive renovation.

Style: Colonial Revival
 Details:
 Date: 1919
 Architect:
 Historic Name: Bacon, Dr. Joseph House
 Other Surveys/Designations:



Street number: 233
Direction: E
Street: JACKSON
Suffix: STREET
Rating: S
Reason for Significance: Charming late 1920s gas station with intact decorative brickwork and signage.

Style: Gas Station
Details: Art Moderne
Date: c. 1925
Architect: Standard Oil
Historic Name: Standard Oil
Other Surveys/Designations:



Street number: 110
Direction: W
Street: JACKSON
Suffix: STREET
Rating: C
Reason for Significance:

Style: One-Part Commercial Block
Details:
Date: pre-1886
Architect:
Historic Name:
Other Surveys/Designations:



Street number: 112
Direction: W
Street: JACKSON
Suffix: STREET
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details:
Date: 1924
Architect:
Historic Name: Anderson, O. A. Block
Other Surveys/Designations:



Street number: 113-123
Direction: W
Street: JACKSON
Suffix: STREET
Rating: NC
Reason for Significance:

Style: Freestanding Commercial
Details:
Date: post-1976
Architect:
Historic Name:
Other Surveys/Designations:



Street number: 114-116
Direction: W
Street: JACKSON
Suffix: STREET
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details:
Date: 1894-5
Architect:
Historic Name: Kruse, George Block
Other Surveys/Designations:



Street number: 125-133
Direction: W
Street: JACKSON
Suffix: STREET
Rating: C
Reason for Significance:

Style: Garage
Details:
Date: c. 1905
Architect:
Historic Name: Ford Garage
Other Surveys/Designations:



Street number: 118-128
Direction: N
Street: LAFAYETTE
Suffix: STREET
Rating: S
Reason for Significance: A landmark in Macomb's downtown, the Opera House building (along with two identical brick blocks just north) define the architecture of this block. The Opera House was among C. V. Chandler's most impressive

Style: Two-Part Commercial Block
Details: Italianate
Date: 1872/1874
Architect:
Historic Name: Macomb Opera House
Other Surveys/Designations:



Street number: 130-132
Direction: N
Street: LAFAYETTE
Suffix: STREET
Rating: S
Reason for Significance: Impressive Italianate corner building that blends nicely with the style of the adjacent Opera House block, also constructed by C. V. Chandler. This building was also home to the Macomb Daily Journal.

Style: Two-Part Commercial Block
Details: Italianate
Date: 1879
Architect:
Historic Name: Chandler Block/Macomb Daily Journal
Other Surveys/Designations: IHSS (HD); IHLS



Street number: 202-208
Direction: N
Street: LAFAYETTE
Suffix: STREET
Rating: S
Reason for Significance: Fine, well preserved Classical Revival block, with handsome cornice, elaborate window hoods, and intact storefront level.

Style: Two-Part Commercial Block
Details: Classical Revival
Date: 1895
Architect:
Historic Name: Twyman, Mrs. H. C. Block
Other Surveys/Designations: IHSS (HD)



Street number: 212
Direction: N
Street: LAFAYETTE
Suffix: STREET
Rating: C
Reason for Significance:

Style: One Part Commercial Block
Details:
Date: 1938
Architect:
Historic Name: Martin & Son Undertakers
Other Surveys/Designations:



Street number: 214
Direction: N
Street: LAFAYETTE
Suffix: STREET
Rating: NC
Reason for Significance:

Style: Freestanding Commercial
Details:
Date: 1962
Architect:
Historic Name:
Other Surveys/Designations:



Street number: 216-220
Direction: N
Street: LAFAYETTE
Suffix: STREET
Rating: NC
Reason for Significance:

Style: Garage (altered)
Details:
Date: 1916
Architect:
Historic Name:
Other Surveys/Designations:



Street number: 118-120
Direction: S
Street: LAFAYETTE
Suffix: STREET
Rating: S
Reason for Significance: Building has historic importance as the one-time home of Macomb's City Hall. The building also features handsome segmental arch window hoods and a bracketed cornice.

Style: Two-Part Commercial Block
Details: Italianate
Date: 1883
Architect: Thomas, W. O.
Historic Name: Macomb City Hall
Other Surveys/Designations:



Street number: 121-123
Direction: S
Street: LAFAYETTE
Suffix: STREET
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details:
Date: 1929
Architect:
Historic Name: Granda/Lutz Building
Other Surveys/Designations:



Street number: 124
Direction: S
Street: LAFAYETTE
Suffix: STREET
Rating: C
Reason for Significance:

Style: One-Part Commercial Block
Details:
Date: 1931
Architect:
Historic Name: C. I. P. S. Co. Building
Other Surveys/Designations:



Street number: 127-133
Direction: S
Street: LAFAYETTE
Suffix: STREET
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details:
Date: 1929
Architect:
Historic Name: Neylon/Schnarr Building
Other Surveys/Designations:



Street number: 130
Direction: S
Street: LAFAYETTE
Suffix: STREET
Rating: C
Reason for Significance:

Style: Two-Part Commercial Block
Details:
Date: 1927
Architect:
Historic Name: Zahren Building
Other Surveys/Designations:



Street number: 135
Direction: S
Street: LAFAYETTE
Suffix: STREET
Rating: C
Reason for Significance:

Style: One-Part Commercial Block
Details:
Date: 1954
Architect:
Historic Name: Ashenhurst Building
Other Surveys/Designations:



Street number:	141	Style:	Two-Part Commercial Block
Direction:	S	Details:	
Street:	LAFAYETTE	Date:	1954
Suffix:	STREET	Architect:	
Rating:	C	Historic Name:	Eshleman Building
Reason for Significance:		Other Surveys/Designations:	



Street number:	201	Style:	Garage
Direction:	S	Details:	
Street:	LAFAYETTE	Date:	1925*
Suffix:	STREET	Architect:	
Rating:	C	Historic Name:	McCreary & York Garage
Reason for Significance:		Other Surveys/Designations:	



Street number:	235 (A)	Style:	One-Part Commercial Block
Direction:	S	Details:	
Street:	LAFAYETTE	Date:	c. 1925
Suffix:	STREET	Architect:	
Rating:	C	Historic Name:	Holmes Building
Reason for Significance:		Other Surveys/Designations:	



Street number:	235 (B)	Style:	Classical Revival
Direction:	S	Details:	
Street:	LAFAYETTE	Date:	1903
Suffix:	STREET	Architect:	
Rating:	S	Historic Name:	Macomb Public Library
Reason for Significance:	This Classical Revival library was one of more than 1,500 built across the United States between 1889 and 1919 with funds from industrialist and philanthropist Andrew Carnegie.	Other Surveys/Designations:	



Street number:	121	Style:	Freestanding Commercial
Direction:	N	Details:	
Street:	MCARTHUR	Date:	1952
Suffix:	STREET	Architect:	
Rating:	C	Historic Name:	
Reason for Significance:		Other Surveys/Designations:	



Street number:	117	Style:	One-Part Commercial Block
Direction:	S	Details:	
Street:	MCARTHUR	Date:	1915
Suffix:	STREET	Architect:	
Rating:	C	Historic Name:	Lindsey Grocery
Reason for Significance:		Other Surveys/Designations:	



Street number: 119-121
 Direction: S
 Street: MCARTHUR
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Garage/One Part Commercial Block
 Details:
 Date: c. 1940
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 123
 Direction: S
 Street: MCARTHUR
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: c. 1950
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 100-102
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Italianate
 Date: 1871
 Architect:
 Historic Name: Keefer Building
 Other Surveys/Designations:



Street number: 104-106
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: NC
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1857 / 1871
 Architect:
 Historic Name: Chandler Building/Keefer Building
 Other Surveys/Designations:



Street number: 108-110
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Richardsonian Romanesque
 Date: 1857/1866
 Architect:
 Historic Name: Tinsley Block
 Other Surveys/Designations:



Street number: 114
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Italianate
 Date: 1870
 Architect:
 Historic Name: Venable Block
 Other Surveys/Designations:



Street number: 116-118
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: S
 Reason for Significance: Impressive 1880s Classically-inspired commercial block with symmetrical facade, keystone arched windows and (partial) cornice

Style: Two Part Commercial Block
 Details: Classical Revival
 Date: 1883-1884
 Architect:
 Historic Name: Venable Block/Odd fellows
 Other Surveys/Designations:



Street number: 120-122
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: NC
 Reason for Significance: Significance rating could be upgraded, depending on what historic material is contained under the sheath.

Style: Two-Part Commercial Block
 Details:
 Date: 1857 / 1860
 Architect:
 Historic Name: Ray/Bailey Block
 Other Surveys/Designations:



Street number: 124-134
 Direction:
 Street: NORTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block (altered)
 Details:
 Date: 1868/1870
 Architect:
 Historic Name: Wetherhold/Bailey Blocks
 Other Surveys/Designations:



Street number: 119-123
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: S
 Reason for Significance: Fine Temple Front Bank Building, with stone facade featuring a triangular pediment, and engaged columns.

Style: Temple Front
 Details: Classical Revival
 Date: 1917 (119-21)
 Architect:
 Historic Name: Union National Bank Building
 Other Surveys/Designations: IHSS (HD)



Street number: 125
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Two-Part Commercial Block (altered)
 Details:
 Date: 1896
 Architect:
 Historic Name: Union Block
 Other Surveys/Designations:



Street number: 127-135
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: S
 Reason for Significance: Fine Queen Anne Block, with corner turret, multiple rounded bays, and decorative brick corbelling.

Style: Two-Part Commercial Block
 Details: Queen Anne
 Date: 1896
 Architect:
 Historic Name: Union Block
 Other Surveys/Designations: IHSS (HD)



Street number: 134
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1891-2
 Architect:
 Historic Name: Bailey Block
 Other Surveys/Designations:



Street number: 201
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: S
 Reason for Significance: This handsome 1920s hotel building was recently listed on the National Register of Historic Places.

Style: Classical Revival
 Details:
 Date: 1927
 Architect:
 Historic Name: Lamoine Hotel
 Other Surveys/Designations: National Register (2010)



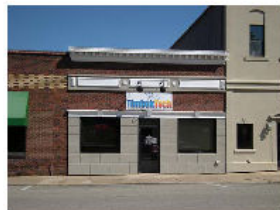
Street number: 215-217
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Queen Anne-Tudor Revival
 Date: c. 1900
 Architect:
 Historic Name: The Brunswick
 Other Surveys/Designations:



Street number: 219
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Two-Part Commercial Block (altered)
 Details:
 Date: 1891-2
 Architect:
 Historic Name: McIntosh Block
 Other Surveys/Designations:



Street number: 221
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: c. 1900
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 223
 Direction: N
 Street: RANDOLPH
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: c. 1940
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 119-125
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: S
 Reason for Significance: The elaborately detailed second story and cornice on this 1890s commercial block makes it architecturally significant.

Style: Two-Part Commercial Block
 Details: Queen Anne
 Date: 1895
 Architect: Taylor Block
 Historic Name:
 Other Surveys/Designations:



Street number: 127
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: 1894
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 129
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: 1901
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 131-137
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1898
 Architect: Gamage Block
 Historic Name:
 Other Surveys/Designations:



Street number: 202-208
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Park
 Details:
 Date: 2000
 Architect: [Lark Theater]
 Historic Name:
 Other Surveys/Designations:



Street number: 205
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: S
 Reason for Significance: Imposing 1910s Classical Revival Post Office with sternly symmetrical stone facade.

Style: Classical Revival
 Details:
 Date: 1914
 Architect: Wenderoth, Oscar
 Historic Name: Macomb Post Office
 Other Surveys/Designations: IHSS (P)



Street number: 210
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: One-Part Commercial Block
 Details:
 Date: 1925
 Architect:
 Historic Name: Macomb Eagle
 Other Surveys/Designations:



Street number: 222
 Direction: S
 Street: RANDOLPH
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Bungalow
 Details:
 Date: c. 1915
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 101
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: S
 Reason for Significance: Simple, but very well-preserved example of a 1920s and 30s commercial block.

Style: Two-Part Commercial Block
 Details:
 Date: 1930
 Architect:
 Historic Name: Haney Drug Store
 Other Surveys/Designations:



Street number: 103-105
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: NC
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1894
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 107-109
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Italianate
 Date: 1878
 Architect:
 Historic Name: Stocker Building
 Other Surveys/Designations:



Street number: 111-115
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Italianate
 Date: 1872
 Architect:
 Historic Name: Cotrell, Durr, Hoskinson Building
 Other Surveys/Designations: IHSS (HD)



Street number: 117
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Italianate
 Date: 1861
 Architect:
 Historic Name: Gorum & Cottrell Block
 Other Surveys/Designations:

Street number: 119-121
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: NC
 Reason for Significance:

Style: Vacant Lot
 Details:
 Date:
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 123-135
 Direction:
 Street: SOUTH SIDE SQUARE
 Suffix:
 Rating: NC
 Reason for Significance:

Style: Arcaded Block (altered)
 Details:
 Date: 1875-1913
 Architect:
 Historic Name: Citizens Bank Building
 Other Surveys/Designations:



Street number: 110-112
 Direction: E
 Street: WASHINGTON
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Garage/One Part Commercial Block
 Details:
 Date: c. 1915
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 214
 Direction: E
 Street: WASHINGTON
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Freestanding Commercial
 Details:
 Date: 1956
 Architect:
 Historic Name:
 Other Surveys/Designations:



Street number: 220
 Direction: E
 Street: WASHINGTON
 Suffix: STREET
 Rating: NC
 Reason for Significance:

Style: Office Building--No Style
 Details:
 Date: 1966
 Architect:
 Historic Name: General Telephone Building
 Other Surveys/Designations:



Street number: 221
 Direction: E
 Street: WASHINGTON
 Suffix: STREET
 Rating: C
 Reason for Significance:

Style: Freestanding Commercial
 Details:
 Date: 1958
 Architect:
 Historic Name: American Legion
 Other Surveys/Designations:



Street number: 132
 Direction: W
 Street: WASHINGTON
 Suffix: STREET
 Rating: C
 Reason for Significance: Residential—may consider removing from district.

Style: Queen Anne
 Details:
 Date: c. 1895
 Architect:
 Historic Name: Lindsey, Albert House
 Other Surveys/Designations:



Street number: 002-004
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1927
 Architect: [National Retail Hardware Association]
 Historic Name: Thrasher Block
 Other Surveys/Designations:



Street number: 006-008
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Romanesque / Classical Revival
 Date: 1903 / 1912
 Architect:
 Historic Name: Bell Block (008)/Senn Brothers (006)
 Other Surveys/Designations:



Street number: 010-018
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: S
 Reason for Significance: Building is one of the few commercial blocks in the downtown to feature a complete post-war façade, including storefronts (which are commonly seen) and 2nd story treatment.

Style: Two-Part Commercial Block
 Details: Art Moderne
 Date: 1981 / 1998
 Architect:
 Historic Name: Vose Block (10) / Elks Building (12-18)
 Other Surveys/Designations:



Street number: 020
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1881
 Architect:
 Historic Name: Lipe Block
 Other Surveys/Designations:



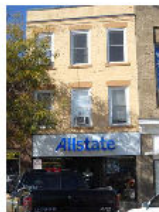
Street number: 022
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance: Because the aluminum sheath is an historic alteration (1959), the building can be considered contributing to the district.

Style: Two-Part Commercial Block
 Details:
 Date: 1886
 Architect:
 Historic Name: Healy Block
 Other Surveys/Designations:



Street number: 024-026
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1940
 Architect:
 Historic Name: J. C. Penney
 Other Surveys/Designations:



Street number: 028
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: S
 Reason for Significance: One of the oldest buildings along the square, this mid-1870s commercial block retains much of its architectural character.

Style: Two-Part Commercial Block
 Details:
 Date: 1854-55
 Architect:
 Historic Name: Garrett Block
 Other Surveys/Designations:



Street number: 030
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1854-56
 Architect:
 Historic Name: Garrett Block
 Other Surveys/Designations:



Street number: 032
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: NC
 Reason for Significance:

Style: Two-Part Commercial Block
 Details:
 Date: 1875
 Architect:
 Historic Name: First National Bank Building
 Other Surveys/Designations:



Street number: 034
 Direction:
 Street: WEST SIDE SQUARE
 Suffix:
 Rating: C
 Reason for Significance:

Style: Two-Part Commercial Block
 Details: Queen Anne
 Date: 1895
 Architect:
 Historic Name:
 Other Surveys/Designations: