

Architectural Resources in the Lemont Historic District



Prepared for the Village of Lemont
Historic Preservation Commission
By Granacki Historic Consultants, 2006

Architectural Resources in Lemont, Illinois: Lemont Historic District Survey Area A Summary and Inventory

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MAP OF THE LEMONT HISTORIC DISTRICT



INTRODUCTION

For residents and visitors to Lemont, the local history of this small-town community is centered in its downtown commercial and historic residential areas. This picturesque and charming village, built into the southern bluff of the Des Plaines River valley, is best known for its extensive limestone deposits. Known to locals as “Athens marble,” this type of dolomite limestone with its distinctive yellow coloration was used as a principal building material for many notable buildings in Lemont’s first historic district. The valley town once known as Athens, now Lemont, developed along three primary, historic transportation routes in Illinois: the Illinois and Michigan Canal, the Chicago and Alton Railroad, and the Santa Fe Railroad. The canal was completed in 1848, and the railroads arrived in 1858 and 1886. Both the downtown commercial buildings and the residences in the Lemont Historic District are reminders of the history of this community from the mid-19th century through today.

Today, historic downtown Lemont and its adjacent residential areas remain vital, in part because over time these areas have reinvented themselves without destroying its heart. Almost every period is represented in the area’s wide variety of high-style architecture and common 19th-century vernacular and 20th-century popular types. It is hoped that this survey and report will educate community residents about the important remaining architectural and historical resources in the area. The continued preservation of these resources will allow future residents to more fully appreciate the rich history that has made Lemont the community it is today.

In 2005, Granacki Historic Consultants was retained by the Village of Lemont to conduct an intensive architectural resources survey of the Lemont Historic District. The purpose was to update and expand upon survey data collected 20 years previously in Lemont as part of the Historic American Buildings Survey (HABS) program. Lemont is one of the canal towns included in the Illinois and Michigan Canal National Heritage Corridor designated in 1984. Those designations include the Illinois and Michigan Canal and canal-related historic resources. By combining information from the HABS survey, other sources, and current investigation, the Village will have a computerized database of its historically and architecturally significant buildings and structures in its first designated local historic district.

Between October and December 2005, Granacki Historic Consultants conducted an intensive field survey of the Lemont Historic District. The fieldwork included photographing and documenting physical characteristics and conditions for every structure in the survey area. This report summarizes and evaluates the findings of the survey and makes recommendations. The subject of this survey, the Lemont Historic District, lies just south of the Sanitary and Ship Canal, east of Joliet Street, north of Cass and Porter streets, and west of Holmes Street. This survey area contains 26 blocks, encompassing approximately 125 acres. Although the heart of the district is commercial, it does include a number of historic residential properties particularly in the southern portion.

THE LEMONT HISTORIC DISTRICT SURVEY AREA

Lemont is located in Cook County, Illinois, approximately 24 miles west and south of Chicago's Loop. Although first platted as two early communities, Keepataw in 1836 and the town of Athens in 1839, the village was not officially incorporated until 1873. Now a southwest suburban community of Chicago with a growing population of about 14,000, Lemont is located at the boundary between Cook, DuPage, and Will counties. The village is situated in the Des Plaines River Valley, which provides a scenic setting for this historic community. Its history is strongly related to one of Illinois' earliest transportation routes, the Illinois and Michigan Canal, which was constructed through the area in 1848 and remains as a focal point of the downtown district. Also in the downtown is the Metra-Heritage Corridor Route, formerly the Chicago and Alton Railroad (later the Gulf, Mobile, & Ohio and Illinois Central Railroads). The historic district has mixed uses, with a historic grouping of residences surrounding a dense, central business district adjacent to the canal and railroad tracks.

Lemont's downtown is a well-preserved traditional, small-town business district with its commercial buildings densely clustered on small blocks. Compact and pedestrian-oriented, the core of storefronts that exist today on Canal Street, Stephen Street, and Main Street developed over time. When the automobile became a significant force in the decades of the 20th century, newer commercial development occurred on the fringes of the core and at the southern edge of town along State Street.

The residential areas of the historic district are located in clusters along Illinois Street, along Cass and Porter streets just east and west of Stephen Street, and in a four-block area along Singer Avenue. Some homes are located on lots that rise from street level with retaining walls and concrete steps up to the sidewalk, and others have larger lots with side yards. The residential streets generally have sidewalks, parkways with trees and lawns, mature trees, curbs and gutters, and on-street parking, although building setbacks vary. Fencing is not common around residential properties in the district, adding an openness to the character of the streetscape.

Most of the Lemont Historic District is situated in a grid street pattern oriented to the Illinois and Michigan Canal, but there are irregularities determined by the natural and variable topography of the area. Midwestern towns of the mid- to late 19th century often have either a linear configuration, where commercial buildings are lined up along a street or streets that parallel a major transportation route such as railroad (or, in this case, the canal), or have a T- or perpendicular configuration, where buildings are located on a street that intersects the transportation route. Lemont has both configuration types. The downtown area was originally platted on a grid into very narrow, long, rectangular lots suitable for lot-line-to-lot-line commercial structures. General characteristics of the commercial core include a street wall of structures built up to the front and to the side property lines with party walls; sidewalks with street trees; curbs and gutters; streetscape improvements including brick pavers, benches, appropriate lighting, and disabled access ramps; and on-street parallel parking. Some narrow service alleys run behind properties, and landscaped municipal parking lots are segregated to select areas on the fringes of the downtown so as not to disrupt the rhythm of the street. There



are a few parks within the downtown, such as Legion Park, that continue to serve as open space for formal or informal public gatherings.

The survey area has a total of 259 properties containing 220 principal structures, of which 117 are single-family residential in use while 101 buildings were historically non-residential in use. Of these, 69 properties were built for commerce and/or trade uses. The remainder of the buildings includes five religious structures, three governmental buildings, 10 industrial buildings, seven transportation-related buildings, one hotel, one funeral home, and one meeting hall. The historic functions of four of the buildings in the survey area are unknown.

Of the principal structures, 21 or approximately 10% were ranked significant (that is, possessing architectural distinction); 19 or 9% were ranked potentially significant; 28 or 13% were ranked historically significant; 98 or 45% were ranked contributing to the character of a historic district; and 54 or approximately 25% were ranked non-contributing to the character of a historic district (either because they were less than 50 years old or were historic homes that had been too extensively altered). There are 84 secondary structures, mainly garages (70), but also three coach houses, nine sheds, one shelter house, and one parking structure. Of these, 48 were ranked contributing and 36 were non-contributing.

Every principal structure and secondary structure visible from the public right-of-way on each street within this area has been viewed and evaluated by a team of field surveyors. A computerized address list from the Village of Lemont provided the basis for a Microsoft Access database. Initially, many of the dates of construction were provided by the Village based on previous research through tax assessment records, HABS documentation, and Sanborn Insurance maps. These dates were verified in the field by the surveyor. The information for each property is printed on an individual data form, with one digital photograph for each principal structure. In some cases, additional digital photos were taken. The standards for the digital images used in this survey follow the National Register of Historic Places Photographic Standards Policy issued in March 2005. The size of each image is 1600x1200 pixels at 300 ppi (pixels per inch) or larger and saved in 8-bit (or larger) color format. The computerized database and individual data form for each property include the following information: use, condition, integrity, architectural style, construction date, architect or builder when known, prominent owners, architectural features, alterations, and a significance rating. These forms are archived at the Village of Lemont municipal offices. This report is a summary of that information.

PRESERVATION ACTIVITIES IN LEMONT

Although this is the first survey of a designated historic district in Lemont, this is not the first preservation activity to be conducted in the Village.

THE ILLINOIS AND MICHIGAN CANAL NATIONAL HERITAGE CORRIDOR AND THE HISTORIC AMERICAN BUILDINGS SURVEY

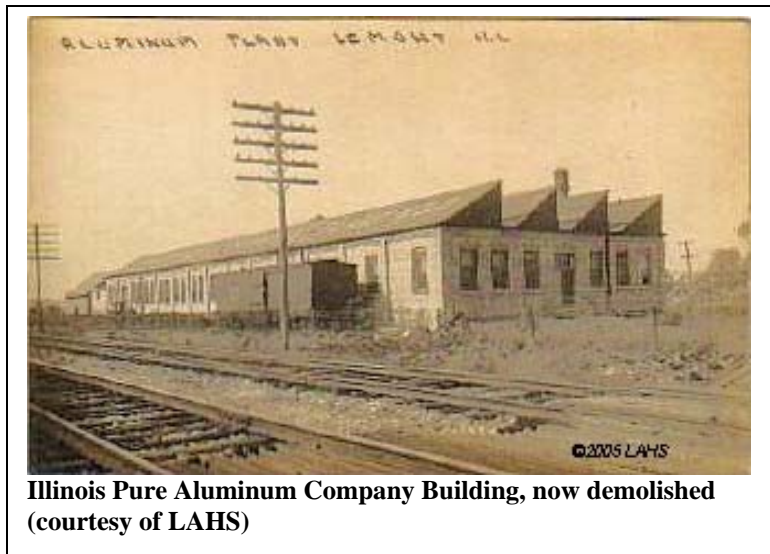
Recognition of the area's historic buildings and sites began with the formal designation of the Illinois and Michigan (I&M) Canal as a National Historic Landmark (NHL) in 1963. As stated in



the NHL nomination, the significance of the canal was that it linked Chicago to the Mississippi River, establishing Chicago's place as the key transportation center of the Midwest. Following concern about the deteriorating state of the canal, local business and community leaders formed the Canal Corridor Association in 1982. This Illinois 501(c)(3) not-for-profit organization uses the historic I&M Canal as a keystone for regional revitalization. Through its leadership, Congress designated the Illinois and Michigan Canal National Heritage Corridor in 1984. This 120-mile-long corridor extends from the shores of Lake Michigan in Chicago to the Illinois River in LaSalle/Peru and includes parts of 49 communities in five counties, including Lemont. At its heart is the I&M Canal, completed in 1848.

The I&M Canal Heritage Corridor was the first heritage corridor in the U.S. established by the National Park Service, and it became a national model for a new kind of national park, which involves no federal land ownership or special regulation. Instead, cooperation among its governments, businesses, and citizens creates a regional identity and a framework for conservation. Together, the Canal Corridor Association worked with the Illinois and Michigan Canal National Heritage Corridor Commission, established by the National Park Service in 1984, to enhance the region's historic, cultural, natural, recreational, and economic resources along the Illinois and Michigan Canal. The Canal Corridor Association has continued its role of promotion, interpretation, and education since the Commission was disbanded in 2004. The Village of Lemont is unique among the Heritage Corridor communities, having actually purchased the portion of the I&M Canal and a 90-foot reserve strip of land on either side of the canal within its boundaries, paying \$333,750 to the State of Illinois for the property. The Conveyance was signed on December 2, 1970 by Governor Richard Ogilvie.

When the Illinois and Michigan Canal National Heritage Corridor was created, an inventory of historic resources within the I&M Canal Corridor was required by law. In 1985, the Historic American Buildings Survey/ Historic American Engineering Record (HABS/HAER) conducted a 12-week study to prepare an inventory of historic buildings and structures built prior to 1940 for the newly designated National Heritage Corridor Commission. When a windshield survey determined that there were over 800 pre-1940 buildings in town, the HABS project was reduced based on time constraints to 122 buildings and structures in the historic commercial area of Lemont. Recommendations for future work were included in a findings report completed in 1987. The following recommendations were made for subsequent tasks:



Illinois Pure Aluminum Company Building, now demolished
(courtesy of LAHS)

A. HABS/HAER documentation and possible National Register of Historic Places nomination for the following buildings:

- Illinois Pure Aluminum Company (industrial; endangered) [now demolished]
- Des Plaines River (Highway Bridge) (transportation; endangered)
- 102 Stephen (commercial)
- 103 Stephen (commercial)
- Chicago and Alton Railroad Depot (transportation)
- Lemont Waterworks (industrial)
- 107 Stephen (commercial)
- 111 Stephen (commercial)

B. Potential eligibility for listing in the National Register of Historic Places:

- A thematic nomination of stone buildings
- A historic district nomination for the commercial core area

C. Completion of the inventory of Lemont with a special emphasis given to:

- Churches and schools
- Residential neighborhoods directly south and southwest of the business district
- Jasnagora, the Polish neighborhood

STATE INITIATIVES

Another historic preservation project in the community was initiated at the state level of government. The Illinois Historic Sites Survey (IHSS) and Illinois Historic Landmarks Survey (IHLS) are inventories of architecturally and historically significant structures across the State of Illinois that were undertaken in the early 1970s. In total, there are 29 structures in the IHSS, of which 20 are in the Lemont Historic District survey area. These structures were considered of special interest because of their aesthetic and/or technological characteristics. Additionally, six properties were included in the Illinois Historic Landmarks Survey (IHLS), four of which are in the Lemont Historic District. They are all listed below.

- Commercial building, 302 E. Canal, P rated (demolished)
- Lemont Building & Loan Association, 308 E. Canal, O rated
- Hardware Store, 311 E. Canal, P rated
- Commercial building, 312 E. Canal, P rated
- Commercial building, 313 E. Canal, O-rated
- Illinois Aluminum Co., 113 Holmes, HD rated, also in IHLS (demolished)
- Residence, 407 S. Holmes, HD rated
- St. Matthew Evangelical Lutheran Church, 305 Illinois, P-rated
- Residence, 230 E. Illinois, O-rated
- Lemont Methodist Episcopal Church, 306 Lemont, P-rated, also in IHLS and listed on the National Register of Historic Places
- Residence, 307 S. Lemont, O-rated
- Residence, 34 E. Logan, HD-rated

- Residence, 37 E. Logan, O-rated
- Chicago & Alton Station (G, M & O Station), 101 Main, P-rated, also in IHLS
- Lemont Central Grade School, 410 McCarthy, P-rated, also in IHLS and listed on the National Register of Historic Places
- Legion Park, New Avenue and State Street, IHLS only
- Residence, 410 S. Singer, O-rated
- Walker House, 503 S. Singer, O-rated
- Residence, 504 S. Singer, HD-rated
- Residence, 615 S. Singer, O-rated
- Residence, 704 S. Singer, O-rated
- Residence, 712 S. Singer, O-rated
- Residence, 726 S. Singer, O-rated
- Residence, 910 S. State, O-rated
- Blesch & Welter Store, 102 Stephen, O-rated, IHLS
- Lemont Water Works, 43 Stephen, HD-rated
- Tedens, J. H., & Co., 104 S. Stephen, O-rated
- Commercial building, 111 S. Stephen, HD-rated
- Commercial building, 113 S. Stephen, O-rated¹

LOCAL PRESERVATION INITIATIVES

Preservation initiatives have also occurred at the local level. The Village Board of Lemont adopted a preservation ordinance on February 12, 2001 establishing the Historic Preservation Commission. The commission consists of seven voting members, appointed by the Mayor and approved by the Village Board. In addition to the Commissioners, the Commission may include up to four non-voting members who serve in an ex-officio or advisory capacity. Since its inception, the commission has designated its first historic district, the Lemont Historic District, and has also initiated a program of landmark designation for individual properties. It continues to inform and educate the citizens of Lemont about the historic and architectural heritage of the Village and review changes that affect buildings within the historic district. The architectural survey of the Lemont Historic District is the first of many efforts to identify historically and architecturally significant properties, structures, and areas.

Also in the village is a private organization that has actively and independently promoted an appreciation of Lemont's architectural and historic resources. The Lemont Area Historical Society, founded in 1970, is a not-for-profit, local membership organization that maintains a museum, archives, and research library in the Old Stone Church at 306 Lemont Street. This organization sponsors walking tours, exhibits, and other historical and architectural programs for community residents.

¹ P-rated = significant individually; HD-rated = significant as part of a historic district; O-rated = other.

EVALUATION CRITERIA

All principal buildings in the area surveyed were evaluated for local architectural significance using agreed-upon criteria for architectural significance. An “S” indicates that a building would be eligible for listing as an individual local landmark. A “PS” indicates a building that would be eligible for local landmark designation if inappropriate alterations were removed. An “HS” rating indicates that the building was determined by local representatives to be historically significant, but not important architecturally due to alterations. “C” indicates that it is a contributing building in the locally designated historic district, generally more than 50 years old. The use of a significant (S), potentially significant (PS), or historically significant (HS) rating in this survey is a way of distinguishing from among contributing buildings those that are exceptional. Since there is no age limit in the local ordinance, buildings less than 50 years old with exceptional architectural merit could be ranked significant. An “NC” would be a building that does not contribute to the time period of significance for the local historic district.

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 District, a “C” building would be a good contributing building in a National Register historic district. An “NC” building would not. Some buildings are already listed on the National Register or in a National Register district, and they are marked “NR” under “listed on existing survey.”

The other notations under “listed on existing survey” include IHSS and IHLS, which indicate that the building was included in the Illinois Historic Structures Survey and/or the Illinois Historic Landmarks Survey, completed by the State Historic Preservation Office in the early 1970s; HABS, which indicates the building was surveyed in 1985 under the Historic American

Buildings Survey Program; and LMK, which indicates the building has been designated a local landmark.

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 combined, 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 is no actual physical evidence or photo documentation 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 house.

NATIONAL REGISTER RATINGS

A. INDIVIDUAL LISTING (Y)

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; (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.

B. CONTRIBUTING TO THE HISTORIC DISTRICT (C)

Age. Must have been built or standing during the period of historic significance or be at least 50 years old or older (built before 1956).

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

C. NON-CONTRIBUTING (NC)

Age. Any building or secondary structure built after the period of significance or less than 50 years old (built in 1956 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 1956 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; 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. POTENTIALLY SIGNIFICANT (PS)

Age. Must be at least 50 years old (built before 1956) unless it has achieved exceptional importance.

Architectural Merit. Must possess architectural distinction in one of the following when compared with other buildings of its type: architectural style; work of a master builder or architect; exceptional craftsmanship; architectural or structural innovation.

Integrity. Must have a moderate degree of integrity; if it has been altered, it must be in ways that can be reversed: average architectural detailing in place so that missing exceptional features could be recreated; porch alterations and window changes should be reversible; no large, unsympathetic additions permitted. 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.

C. HISTORICALLY SIGNIFICANT (HS)

Age. Must be at least 50 years old.

Historical Merit. Must possess a historic association with an identified local historic context and theme or persons of historic significance.

Integrity. Architectural integrity does not factor into this local rating.

D. CONTRIBUTING TO A HISTORIC DISTRICT (C)

Age. Must be at least 50 years old (built before 1956).

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.

E. NON-CONTRIBUTING (NC)

Age. Most buildings less than 50 years old (built in 1956 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 over 50 years old that has unsympathetic alterations that greatly compromise its historic character. Poor integrity was present if all of these factors were missing: original shape, original wood siding, original windows (especially if window openings were also changed), original architectural detail and trim.

OBJECTIVES OF THE SURVEY

Historic preservation benefits the community as a whole, as well as the individuals who own and use historic properties. The purpose of the architectural resources survey is to identify, document, and evaluate historic structures for their architectural significance. This information can assist in making decisions that impact the long-term preservation of the Village's architectural and historic resources. The following are the principal objectives of this survey:

To ensure the preservation of architecturally and historically significant structures

Many historic structures in Lemont have been altered and some have been demolished that were architecturally and/or historically significant. If this trend continues unabated, the character and historic quality of the community will be irreversibly altered. For the many residents who believe that historic buildings are part of what makes Lemont an attractive place to live and shop, definitive actions to preserve the most significant historic structures are needed.

To heighten public awareness of the richness of the historic architectural resources in Lemont

Residents can appreciate how their community has contributed to the overall development of the Village of Lemont and the Chicago metropolitan area when they are aware of local architecture and history. This can include knowledge of the architecturally and historically significant buildings around them—the architectural styles, prominent architects’ work, dates of construction, prominent local historical figures residing in the area, and the general patterns of community growth. Documentation of the community’s architectural and historic heritage can be, and already has been, used in a variety of ways. The material gathered in this survey can be a valuable resource when continuing to create educational programming, books, articles, additional walking, bus, and bike tours, and exhibitions.

To assist individual property owners in maintaining and improving their properties and to provide economic incentives for preservation

Many owners of historic properties may not realize the historic features that make their buildings special. In some cases this has led to inappropriate modernizations that remove or cover up character-defining features. This survey will assist property owners in identifying and preserving their building’s critical features and streamline the Certificate of Appropriateness review process. With landmark designation, owners of landmark properties who rehabilitate their buildings may be eligible for tax incentives.

HISTORY OF THE LEMONT HISTORIC DISTRICT SURVEY AREA

The Lemont Historic District is significant for its associations with business and residential development between 1860 and 1956, first as a canal town and later as a railroad community. From canal-oriented industries, saloons, and early shops of the 19th century, to the arrival of chain stores in the early to mid-20th century, the historic downtown served as the first major business center of the community. It was also the governmental heart of the community, with its Village Hall, United States Post Office, and municipal service buildings. Around the periphery of the commercial core are residential areas, with architecturally significant designs representing 19th- and 20th-century American domestic styles and types. Impressive religious facilities in the district not only are architecturally significant, but embody the rich ethnic history of the community. For the most part, the historic district represents the natural expansion and evolution of a growing community.

The Illinois and Michigan Canal Era (1836-1912)

The early history of Lemont is directly tied to the Illinois and Michigan Canal. In the first decades of the 19th century, water was the principal means of transportation. When the Northwest Territory was opened for settlement, the survey and construction of artificial canals became a priority of the U.S. government. The hope was to connect the Great Lakes with the

Gulf of Mexico via the Chicago, Illinois, and Mississippi Rivers. In 1822, a survey was commissioned by Congress, followed in 1829 by the creation of a Canal Commission in Illinois. After some delay, a Board of Commissioners was appointed by the State of Illinois for the Illinois and Michigan Canal, and groundbreaking occurred at Bridgeport in 1836. The board was charged with securing funding, coordinating the construction, and operating the canal. (*I & M Origins Site*, p. 5). Other commission functions included the sale of canal lands and building of a wood plank road to be used for canal construction. Now known as Archer Avenue, named for one of the canal commissioners, it was a road that ran from Chicago to Lockport.

In 1836, one of the earliest plats of Lemont, known as Keepataw, was platted by Hunter and Pearson in Section 20, Township 37 and Range 11 East of the Third Principal Meridian in Cook County, Illinois (Kallick, p. 61, and Cook County Recorder of Deeds). This ambitious 89-block subdivision fronted the Des Plaines River and was not oriented to the I&M Canal. Due to sluggish development, many of its original streets were eventually vacated and the plat was later resubdivided. The former blocks 28, 34, and 41 in Keepataw became the heart of downtown Lemont. When towns along the canal were platted approximately every 10 miles, Athens became the next plat in today's Lemont. Lands were sold in this 34-block subdivision oriented to the canal and lay east of the current downtown core. The early growth of Athens was directly tied to the slowing of canal construction, caused by problems with labor and supplies. Despite all of the troubles, the I&M Canal opened in 1848 and Lemont Township enjoyed a population of 3,000 (Kallick, p. 89).

With prosperity from the I&M Canal came industries that used canal transport and businesses that served the local community. Along the canal, local grain trade, lumber yards, and stone companies were prosperous industries in Lemont. Industrial businesses that made heavy use of the canal for freight service, such as the Singer and Talcott Stone Company and Samuel W. Norton's, were located just to the north of the canal. Unfortunately, no known buildings from these early industries remain in the Lemont Historic District.

When population rose in the mid- to late 1800s, a flourishing central business district was developed in the heart of Lemont. Commercial buildings of this era housed the town's businesses, saloons, and hotels. Thirty-eight buildings in the business district date from the 1850s through 1900, representing the early decades of commercial activity in the community. According to Kallick, within 12 years of the canal opening, Lemont swiftly became a "full-blown community" (Kallick, p. 81).

When the I&M canal was planned, settlers were arriving in the area. Initial European settlement in Lemont Township was by pioneering families mainly from New England. Some of the earliest settlers included Jeremiah Luther, Forbes Miner, and Nathan Lee, who arrived by 1833 (Kallick, p. 59). The earliest settlers were followed by canal construction workers, mainly newly arriving Irish, French, and German immigrants, who settled in camps along the canal site and small numbers who eventually settled permanently in Lemont. These residents began constructing homes in the Village, mainly carpenter-built vernacular type houses. One of the oldest homes from this period of development is a Gable Front Cottage, built around 1850 at 506 Illinois.



The Limestone Industry in Lemont (1848-1900)

The arrival of the I&M Canal prompted development of one of Lemont's important 19th-century industries—limestone quarrying. Four hundred million years ago, Illinois was submerged under a Silurian sea where the shells of microscopic plants and animals accumulated and eventually formed strata of rock. In the Des Plaines River Valley, expanses of smooth-textured rock of the Sugar Run Dolomite lay just beneath shallow topsoil. Dolomite is a calcium-magnesium carbonate rock with properties very similar to limestone. Generally harder and finer grained than ordinary limestone, its suitability for building was recognized, and it began to be quarried in the 1830s. The excavation required for the building of the I&M Canal, which opened in 1848, uncovered additional stone beds. Local contractors were awakened to the potential richness of high-quality stone that could be so easily removed. Buff white when freshly quarried, dolomite can be polished to a smooth finish and was marketed as “Athens Marble” and “Joliet Marble.” Three stone products came from the Joliet/Lemont quarries—dimension stone cut to specific sizes, uncut flagstone split into thin slabs, and crushed stone. Lemont stone was particularly sought after for dimension stone since it was free from visible fossil bodies, had a fine grain and standard color without streaks, and was found in layers thick enough to be cut into blocks. At one time over 50 quarries existed between Sag Bridge and Joliet in the Des Plaines River Valley.

Lemont owes much of its early growth to the development of the stone quarries. With demand for high-quality building stone growing in Chicago and elsewhere, Lemont was in a key location to meet this need. Rich beds of stone lay astride a convenient transportation system for bringing the product to market. Unskilled immigrant laborers were attracted to the growing village to wrest this lode from the earth. The stone was used throughout Lemont for a number of its commercial and institutional buildings throughout the 19th century. Kallick mentions a number of quarries that were located in the valley, including Illinois Stone and Lime, the Horace Singer Quarry (later Singer & Talcott), and the Chicago and Lemont Stone Company. Many of these companies remained independent until the 1880s, when they merged with larger companies. The largest of the mergers was when the Western Stone Company absorbed six local limestone quarries (Kallick, p. 97).

By the 1890s the valley's dolomite began to lose favor to Indiana's Bedford limestone. In use in Illinois towns for over 40 years, the local stone was not aging well. Its sawed ashlar surfaces exposed the grain to weather, causing it to crack and splinter. Labor unrest in the Lemont quarries led to unionization and higher labor costs, raising the cost of local dolomite. Competition increased with higher-quality stone from other quarries that met shifting architectural tastes. Less expensive building materials such as Portland cement, terra cotta, and artificial stone also became popular substitutes. While some Lemont quarries closed as a result, others shifted to the production of crushed stone. Many of these still operate today along the Des Plaines River.

No known industrial buildings remain from the stone companies in Lemont, not even Singer and Talcott, considered the largest company of its day. However Horace Singer's house, although now extensively altered, does remain in the historic district at 608 Singer Avenue. However, representing the tremendous impact of the limestone industry in Lemont are impressive

residential, religious, and utilitarian buildings that were constructed in the late 19th century using local limestone. The following is a list of buildings within the Lemont Historic District that were built during the heyday of the limestone industry in Lemont:

LIMESTONE BUILDINGS IN THE LEMONT HISTORIC DISTRICT

NO.	STREET	HISTORIC FUNCTION	ARCHITECTURAL STYLE	RATING	DATE	HISTORIC NAME
16	Illinois	Domestic - single dwelling	Gable Front	PS	1881	
200B	Illinois	Religion - religious facility	Church	S	1895-96	St. Patrick's Roman Catholic Church
220	Illinois	Religion - religious facility	School	HS	1883	St. James Academy
301	Lemont	Religion - religious facility	Church	S	1887	St. Matthew Evangelical Lutheran Church
306	Lemont	Religion - religious facility	Church	S	1861	Methodist Episcopal Church
101	Main	Transportation - rail-related	Railroad Station	S	1858	Lemont Station
418	Main	Government - city hall	City Hall	S	1893	Lemont Village Hall
43	Stephen	Industry/ processing/ extraction - waterworks	Utility Building/ Waterworks	HS	1890-91	Village of Lemont Waterworks
103	Stephen	Commerce/Trade	False-Front Commercial Block	HS	1870	S. W. Norton General Store Building
106	Stephen	Commerce/Trade	Two-Part Commercial Block	S	1895	Tedens, J. H. and Co. Building

NO.	STREET	HISTORIC FUNCTION	ARCHITECTURAL STYLE	RATING	DATE	HISTORIC NAME
107	Stephen	Commerce/Trade	False-Front Commercial Block	S	1871	Charles Fruhauf Store/Emil Wend Tavern
111	Stephen	Commerce/Trade	Two-Part Commercial Block	S	c. 1865-7	Anderson Building/Odin Hall
117	Stephen	Commerce/Trade	Two-Part Commercial Block	S	c. 1865-67	

The Railroad and 19th-Century Development (1858-1900)

Also contributing to the town's 19th-century economic growth and development was the canal's biggest competitor, the railroad. When the Chicago, Alton, and St. Louis Railroad station was opened in 1858 at 101 Main Street, the downtown spread outward from lands adjacent to the canal to Main Street adjacent to the railroad station. The railroad offered a second transportation alternative to the canal, particularly for local farm products. The arrival of the railroad also led to the tripling of population of Lemont and further economic growth. As the town grew, developers in Lemont continued to subdivide land, attracting more residents and small-scale businesses to the town. In 1874 the Village of Lemont was incorporated, and on July 17, 1874, Lemont's village plat, drawn up by County Surveyor Alex Wolcott, was approved by the Board of Trustees (Cook County Recorder of Deeds Tract and Microfilm Library). By 1878, *Polk's Illinois State Gazeteer and Business Directory* listed two hotels, 15 saloons, two meat markets, and five general stores, as well as other typical businesses that served Lemont's residents including a milliner, a blacksmith, a shoemaker, and a druggist (Polk, R. L., 1878). At this time, residential development was occurring in Truesdell's Addition to Athens, located between State, Main, Holmes, and Porter, and in Singer & Talcott's two subdivisions along Talcott Avenue, first platted in 1870 and 1872.



Singer Avenue, postcard courtesy of LAHS

By 1880, Lemont village residents numbered 2,108. It was during this decade that one of Lemont's most important residential streets, Singer Avenue, was laid out as part of Norton and Warner's Subdivision. It and adjacent areas to the south, first subdivided in 1886 and 1887, reflect the continuing growth of the community and a movement away from the center of town. Singer Avenue boasts some of Lemont's best examples from the

Victorian era, particularly those in the Queen Anne style. It also has notable vernacular types from the late 19th and early 20th centuries. The mixture of housing types on Singer Avenue is explained by the varying socioeconomic groups that built their homes on the street. Singer Avenue was home to some of Lemont's wealthiest residents, its professionals, and also its laborers. By 1910, Singer Avenue residents included George W. Walker, president of the Aluminum Factory; Peter Dackendorff, teacher at the high school; Patrick Hennebry, a meat market proprietor; John A. Johnson, a milk dealer; John Ray, a house painter; Peter Seigman, a canal boat captain; and Edward Boe, a cigarmaker.

The decade also brought the late-arriving Atchison, Topeka, and Santa Fe Railroad through town in 1888, extending this once westward-oriented railroad from Kansas City eastward to Chicago. One industrial building, the Fred Sehring Beer Depot at 46 Ed Bossert, was built by the Brewing Company and represents railroad-related late-19th-century industrial development in Lemont.

The late 19th century ushered in an era of extensive village improvements and the emergence of public utilities. Bonds were issued and additional municipal revenues from improving economic conditions led to the construction of water mains (1883-85) and a waterworks at 43 Stephen (1890-91), and a fire department (1885-86). By 1894, a new and substantial limestone village hall was constructed at 400 Main. Providing public parks for the enjoyment of citizens was also important to village residents of the 1890s. Legion Park (formerly Village Park), located across from the railroad station, was created in March 1896 when the property was deeded to the village by N. J. Brown (*Lemont 125th Anniversary*, p. 21). As with any historic landscape, the park slowly evolved and experienced change throughout its history. Since little documentation exists of planting plans or the design intentions throughout the years, it is difficult to evaluate the integrity of the park as a historic, designed landscape. In 1997 it was acquired by the Lemont Park District.

Smokey Row Days (1892-1897)

No one would have guessed that Lemont would experience the construction of a second canal. The Sanitary and Ship Canal, begun in September 1892 and opened in 1900 (Pierce, 312-13), was an engineering feat that reversed the flow of the Chicago River and ran 28 miles from Chicago to Lockport. Its purpose was sewage treatment and water quality improvements in the Chicago area while offering another water transportation route. The construction of the Sanitary and Ship Canal substantially impacted Lemont's economic, social, and labor history. The patronage by transient canal construction workers strengthened and expanded a small, established "red-light" district in Lemont's downtown, known as Smokey Row. According to local historian Sonia Kallick, Smokey Row, a strip that developed during the 1860s along the northeast side of the I&M Canal, "offered gambling, liquor, drugs, and women." She also equates Smokey Row with similar red-light districts in America's seaport cities (Kallick, p. 257). For Lemont's burgeoning transient population, the saloon became the center for social life, while offering beer and liquor sales and sometimes questionable and illegal activities. By 1895, over 100 taverns and saloons were located within Lemont's downtown, expanding from its isolated location by the I&M canal onto principal downtown streets. Entertainment venues were also



located in Smokey Row, such as Brown's Hall, which offered live comical shows, and Kimek's, which had dancing girls (*Lemont 125th anniversary*, p. 21).

Although Smokey Row generated revenues for Lemont, resulting in improvements such as the Village Hall, many residents were torn by resulting morality and crime issues. A raid on Smokey Row in 1895 was the first of a series of events and efforts that led to the demise of the red-light district.

The following buildings are historically significant for their historic associations with saloons in Smokey Row (note: 107 and 111 Stephen are also architecturally significant):

HISTORICALLY SIGNIFICANT SMOKEY ROW BUILDINGS

NO.	STREET	DATE	ARCHITECTURAL STYLE/TYPE	HISTORIC NAME
307	Canal	1861	Gable-Front Commercial Block	
309	Canal	1886	False-Front Commercial Block	Fischbach's Saloon
313	Canal	c. 1886	False-Front Commercial Block	
315	Canal	1865	Gable-Front Commercial Block	Matt Lingen General Store
210	Main	1875	False-Front Commercial Block	Slahetka's Saloon/Joe's Place
236	Main	1873	False-Front Commercial Block	
302	Main	c. 1886	False-Front Commercial Block	
306	Main	c. 1890	False-Front Commercial Block	
322-24	Main	c. 1855-63	Side Gable	Union House, New Commercial Hotel
406	Main	1871	False-Front Commercial Block	
29	Stephen	1891	Gable Front	
35	Stephen	1881	Gable Front	
39	Stephen	c. 1880	Gable Front	
107	Stephen	1871	False-Front Commercial Block	Charles Fruhauf Store/Emil Wend Tavern
111	Stephen	c. 1865-67	Two-Part Commercial Block	Anderson Building/Odin Hall
112	Stephen	1874	False-Front Commercial Block	
114	Stephen	1855	False-Front Commercial Block	Forzley's General Merchandise
116	Stephen	c. 1870	False-Front Commercial Block	
202	Stephen	c. 1894-5	Two-Part Commercial Block	
210-12	Stephen	1884	False-Front Commercial Block	

The Early 20th Century in Lemont (1900-1945)

With the arrival of the 20th century, Lemont's economy began to shift. The Sanitary and Ship Canal, first built to improve water and sewer facilities, eventually assumed water transportation



service. As a result, by 1912, the 19th-century Illinois and Michigan Canal was abandoned. Existing local businesses suffered since the Ship Canal had basically bypassed the village. Facing an uncertain economic future, Lemont looked to attract new industries as the quarries and other canal-related industries closed. It diversified its industrial interests with the Illinois Pure Aluminum Company, soda and beer bottling companies, and clothing and shoe manufacturing businesses.

Little change occurred in the business district in the early 20th century, retaining the established historic cluster of commercial buildings in the heart of the community. Very few buildings were constructed in the downtown, and businesses continued to include retailers and service-oriented businesses such as dry goods stores, tailors, drug stores, bakeries, butchers, and hardware stores. Most of these businesses were individual or family-run operations in two-story, single-storefront buildings, with living quarters or often storage on the second floor. The Lemont City Bank, now Lemont National Bank, was founded in 1901 and is considered one of the most important local businesses to open during the early 20th century.

The 1920s brought about a new kind of retailing to rival the existing individual or family-run stores. Arriving in small town business districts across the country were grocery, drug, and variety chain stores such as National Tea, A&P, Jewel Tea, Walgreens, and Ben Franklin. Often these chain stores and developers constructed one-story buildings with multiple storefronts, occupying one space and leasing out the remaining stores. This type of multi-storefront building can be seen along Main Street, particularly the one-story, two-storefront building constructed in 1923 at 217-19 Main and the one-story, three-storefront building constructed in 1920 at 223-25 Main. One chain store, the A&P, opened up on Stephen Street during the era of the chain store.

Although the village already had two railroad lines, Lemont experienced another type of rail service that began to appear across America around 1900—the electric urban railway. The electric interurbans served rural communities, often with rights of way in the countryside and running down the main streets of the towns they serviced. The Chicago and Joliet Electric Railway Company began operation through Lemont in 1901 and operated on Main Street until 1933 (Kallick, p. 339). Although the interurban depot and power station are no longer standing, an accessory structure built by the railway company at 15790 New is the lone representative in the district of the historic interurban era in Lemont.

Recreational opportunities and large-scale institutional retreats also began to spring up in Lemont, bringing visitors to the area by the 1920s. By the 1930s, the district began to experience the impact of the automobile. Its first car dealerships and gas stations were opened, and on lands formerly occupied by canal-related businesses, Lemont received its first post office building in 1936 at 42 Stephen.

Post–World War II Era in the Lemont Historic District (1945-Present)

The changing habits of both the merchant and the shopper following World War II produced a new kind of retailing. Small pedestrian-oriented, historic commercial centers were considered overcrowded, and as people became more dependent upon the automobile, limited available



parking could not meet demand. Retailers were looking for larger spaces to incorporate wider aisles, larger displays, and deeper shelves. Historic commercial districts were supplanted by auto-oriented shopping centers that could meet modern retailing needs. Business owners and developers began purchasing properties outside the periphery of downtown, chiefly south along State Street, to create new strip shopping centers that provided challenges for the downtown's continued viability. Also providing a challenge was the opening of the Lemont Road Bridge Overpass that towered over and changed the face of the western portion of the historic district. It was dedicated in 1984 after 10 years of planning, development, and construction.

Fortunately, despite changes in retailing, historic downtown Lemont has been rejuvenated in recent years. Village-funded streetscape improvements and the arrival of specialty stores, restaurants, and boutiques have kept many storefronts occupied.

ARCHITECTURE IN THE LEMONT HISTORIC DISTRICT SURVEY AREA

As the heart of the community, the Lemont Historic District contains the oldest buildings in the village, representing commercial and residential architectural styles and types spanning over 150 years. The district does not feature just one era of construction in Lemont, but depicts an evolution of residential and commercial building types throughout its history. This collection of commercial buildings and residences has a strong presence within the Village of Lemont. The district should be considered as a whole rather than in part, even though there are individually solid representatives of particular styles of architecture. Fortunately, the “teardown” phenomenon that has gripped many of Chicago’s suburbs has not been especially troublesome here, keeping older residential parts of the village and the downtown’s historic structures intact. Although modernizations over the years have altered some buildings in ways that are inconsistent with the area’s historic character, the overall character of a mid-19th- to 20th-century community remains.

Of the 220 total structures in the survey area, only 39 buildings or 15% have been built since 1956. A full 75% (166) of the structures in the survey area are considered contributing to the character of the historic district. Of those, 21 buildings have been locally rated architecturally significant, 19 are potentially significant, 28 are historically significant, and 98 have been rated contributing. The 54 non-contributing structures include the 39 that were built since 1956 as well as 18 historic structures that have been extremely altered so that their historic character is no longer discernible.

RESIDENTIAL ARCHITECTURE IN THE LEMONT HISTORIC DISTRICT

The residential architecture of the Lemont Historic District survey area has a wide mix of the most common late 19th- and early- to mid-20th-century high styles and vernacular and popular residential types. The earliest house constructed in the area was a Gable Front Cottage house dating from 1850, while the most recent is a Neo-Traditional home from 2001. However, despite



the teardown phenomenon that has affected the historic cores of many Chicago suburban communities, the residential sections of the Lemont Historic District have remained relatively untouched. In the survey area, late-19th-century Midwestern domestic architecture dominates. The period from 1880 through 1905 saw the construction of 57 homes, over 46% of the total in the area. Typical 19th-century vernacular types such as the Gable Front and L-Form (including cottage examples of these types) are the most common pre-1900 housing stock. During the 1920s, typically a period of increased residential construction in many communities, very few homes were built here. In the ensuing years, a handful of Ranches, Raised Ranches, and Split Levels from the 1950s appeared.

The survey area contains a total of 259 properties with 220 structures. Of these, 117 are single-family houses and two are multifamily residential structures. The single-family residential buildings that have been surveyed can be placed into the following groups: high-style architecture, 19th-century vernacular house types, and 20th-century popular house types.

High-style architecture includes buildings that are architect-designed or, if no professional architect was involved, display a conscious attempt to incorporate common architectural characteristics in fashion during the time they were built. These categories are based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be identified in a building.

Some architectural high styles are based on historic precedents. These may include buildings from the 19th century that were loosely based on styles from the past, such as Italianate, Greek Revival, and Queen Anne. It also includes the more literal historic revival styles that prevailed during the 1920s, such as Tudor Revival. Finally, it includes homes built during the last 30 years, from the 1970s through the present, which are a conscious interpretation of historic styles. They are sometimes referred to as Neo-Traditional because of a more literal use of historic-inspired elements. Other high styles that first appeared in the early years of the 20th century include some that generally make no reference to prior historic styles. Rather, they look to practical massing based on the function of the building, use of modern materials, and little, if any, ornament.

Within the Lemont survey area, there are very few high-style residential buildings. Only 29 (25%) of the single-family residences are considered high style; 16 of these date from the 19th century. By far the most numerous are Queen Anne-style houses (10), dating from the mid-1880s to 1903. There are also four Italianate-style houses, dating from 1867 to 1888. Of the six historic high-style residences dating from the 20th century, four are Craftsman Bungalows, one is a Craftsman-style house, and one is a Tudor Revival. A handful of Neo-Traditional houses have been built in the survey area in the past 20 years, all of which have been ranked non-contributing.

Vernacular and popular house types are generally non-stylistic and include 19th-century vernacular house types whose design depends on a builder's experience and knowledge, as well as later 20th-century popular house types that were typically constructed according to widely available published plans. In this survey, those buildings not defined as high style are considered either vernacular or popular in type. Nineteenth-century vernacular buildings were usually built



by an owner or builder who relied on simple, practical techniques and locally available materials for overall design and floor layout. Availability and locale determined the types of structural systems, materials, and millwork found in vernacular buildings. Because of this, vernacular buildings are most easily classified by their general shape, roof style, or floor plan. Occasionally, ornament characteristic of a high style such as Italianate or Queen Anne is applied to the facade.

Almost 50% of the residential structures can be classified as 19th-century vernacular types, with a few of them built into the early years of the 20th century. The largest numbers of these are the Gable Front (27) and Gable Front cottage (six), a one-story variant of the type. L-Form houses (nine) and cottages (two) account for the next largest grouping. Also relatively well represented are the Upright and Wing (five) and Gabled Ell (three). Other types represented by just a few examples include the Cross-Form (two) and the I-House (one).

Beginning in the early 20th century, plans for popular house types were widely published and made available in books and catalogues. The earliest of these 20th-century popular house types was the American Foursquare, which some architectural historians suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and a hipped roof, was particularly popular between 1900 and 1920. Bungalows of various sorts were another type built throughout the country until 1930. After 1930, during the modern period, popular house types included the Ranch, Raised Ranch, and Minimal Traditional. The Split Level began to be built in the early 1950s through 1960s.

Almost 22% (26) of the residential structures are 20th-century popular types. The simple Bungalow is the most numerous type in the survey area, with nine examples, followed by the Ranch, with six. There are also two American Foursquares, one Minimal Traditional, one Raised Ranch, one Ranch Bungalow, and three Split Levels.

The following sections describe the high-style architecture, 19th-century vernacular house types, and 20th-century popular house types represented in the Lemont survey area. The examples of these styles and types chosen for illustration are, in most cases, those ranked locally significant or potentially significant. In some cases a building with less integrity had to be chosen because it was the only surviving example of a particular style or type.

PROMINENT HIGH-STYLE ARCHITECTURE

Greek Revival

The Greek Revival style is most often the earliest style found in Midwestern towns and was popular in the mid-1860s following an interest in classical buildings in both the United States and western Europe. The style is characterized by a low-pitched, gabled roof emphasized with a wide band of flat trim called a frieze just below the eaves. Where the eave meets the front wall of the building, it may turn in horizontally a short distance, called a cornice return. There are a variety of entrance porch types, often with a traditional classical pediment supported by classical



columns. Windows are typically six-pane, upper and lower double-hung sash, and doors are often surrounded by sidelights and transoms.

There is just one house in the survey area in the Greek Revival style, and it has been rated potentially significant. The Maria L. Norton House at 500 Illinois is believed to have been constructed in 1858. Although principally Greek Revival in style with its 6/6 wood double-hung windows, front-gable roof with cornice returns, classical front door surround with pilasters, and four-light transom and four-light sidelights, it does have Italianate influences in its eaves through the use of paired ornamental scroll brackets. If not for aluminum siding and west additions, this house would be considered significant as a fine and only local example of the Greek Revival style in the district.



Queen Anne

The Queen Anne style is one of several styles popular in America from about 1880 to 1910. It was popularized by Richard Norman Shaw and other 19th century English architects and has roots in styles prevalent during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893 (reflecting the influence of the World's Columbian Exposition in Chicago) often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne–style houses.

There are several excellent examples of the Queen Anne style in the survey area, dating from the late 1880s to mid-1890s. Of the 10 examples in the survey area, four have been ranked locally significant, with an additional three ranked potentially significant and one ranked historically significant.



Rated locally significant, the Mathew Warner House at 509 Singer was built in 1888 and is one of Lemont's most elaborately detailed Queen Anne–style homes. It is unclear whether this was built as a residence specifically for grocer Mathew Warner or was built as a speculative home to attract residents to the newly laid out Norton & Warner subdivision that included the district's fashionable Singer Avenue. It is most likely an architect's or pattern book design based on its exceptional detailing. Rich details include its decorative wood siding laid diagonally, vertically

and horizontally divided by wood fascia, rafter tails in broad overhanging eaves, full-height bays with cutaway corners and brackets; front entry porch with shed roof, turned columns, decorative wood frieze and rail, decorative wood window surrounds with bulls-eye rail, decorative wood window surrounds with bulls-eye corner blocks and incised detailing, second-floor front balcony over front porch with front-gable roof, wood shingles in gable, decorative wood rails and frieze, stained glass windows and transoms, and brick chimney with chimney pots.



712 Singer

The house at 712 Singer, built in 1893, combines features and massing of the Queen Anne style with Eastlake details. The gable and hipped roof structure has full-height projecting bays, with the one on the south having cutaway corners and decorative wood brackets. There are two porches on the home (recently restored), which both have turned columns and a decorative wood frieze with cutouts. The front porch roof has a pediment with vergeboard, while the side porch has a shed roof. Surface texture on the house is varied with the use of horizontal clapboard, diagonally laid clapboard, and wood shingles. If not for replacement windows on street-visible

facades, this would be a significant local example of the Queen Anne style. The house was listed on the IHSS survey.

The home at 504 Singer, built in 1893, is an exceptional local example of the Queen Anne style with excellent integrity. Its most prominent feature is its round corner tower with conical roof. The tower has a cutaway inset balcony with spindlework frieze, turned wood columns, paneled wood door, and multi-light Queen Anne-style glazing. The front entry porch has a mansard roof, turned columns, and decorative wood frieze. There is also a wide friezeboard over the front window and paired scroll brackets in the eaves. It is rated significant in this survey and was included in the IHSS survey.



504 Singer

A modest but noteworthy example of the Queen Anne style is the home at 700 Singer, built in 1895. It is characteristic of late-19th-century homes that are essentially Gable Front in their overall massing but may have projecting side bays and stylistic features that place them in the Queen Anne category. This home has a wealth of patterning on the front facade, including a decorative vergeboard with sunburst panel, teardrop wood shingles and round vent in the front gable surrounded by fishscale shingles, frieze with square panels and circular cutouts, and a band of fishscale shingles dividing the first and second floors. The full-width front porch has round

columns and a railing with square balusters. Tucked into a side-projecting bay is another porch with brackets, turned columns, and spindlework frieze. This house has excellent integrity and has been rated significant.

Second Empire

The Second Empire style is another of the picturesque styles built generally from 1860 through 1885. The style takes its name from France's Second Empire (1852-1870), when the distinctive roof seen in this style was popular. The roof was named for the 17th-century architect

Francois Mansart, who designed it for the expansion of the Louvre. This roof was considered particularly functional because it allowed for a full upper story of usable and rentable space in what might otherwise have been just an attic. The mansard roof, as it is now called, is a dual-pitched hipped roof, usually with dormer windows on the steep lower slope. Below the roof, details are similar to the Italianate style with decorative eave brackets, tall windows, and doors with hoods.



The house at 508 Illinois, built in 1883, is an impressive example of the Second Empire style. If not for its aluminum siding, it would be rated significant. A wraparound front porch with paired wood columns with ionic capitals dominates the front façade of the house. There are segmental arched front dormers in the mansard roof and paired scroll brackets beneath its eaves. A band of wood shingle siding alternates with fishscale and diamond patterns at the second floor level.



19TH-CENTURY VERNACULAR HOUSE TYPES

Although several notable homes in architectural high styles were being built in the late 19th century, the vast majority of houses in the survey area were built in the simpler vernacular types popular at the time. Almost 50% (57) of the residential structures in the survey area can be defined as 19th-century vernacular types. The most common of these was the Gable Front, followed by the L-Form. Both types were built as either houses (two or more stories) or cottages (one or 1½ stories).

Because 19th-century vernacular types are generally simple in plan and were originally built with little stylistic ornamentation, they are frequently underappreciated. Changes over the years tend to obscure their original character. Determining significance in a vernacular structure is usually

based on integrity, that is, the presence of its original, historic configuration and materials, with few alterations. None of the 19th-century vernacular type houses in the survey area have been ranked locally significant. Four have been ranked potentially significant, and two have been ranked historically significant.

Gable Front Houses and Cottages

Of the number of 19th-century vernacular types represented in the Lemont survey area, the Gable Front type is by far most common, with 27 residential examples. A Gable Front house or cottage is characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front the gable end faces the street and is the front of the house. It is often a working-class house, usually frame, with a rectangular plan, minimal projections on the front facade, and the front entry on the open end of the gable. Often the porch extends the width of the front of the house. Sometimes Gable Front houses display trim details in the architectural styles that were in favor at the time. Gable Front houses are often two story with two or three openings across their front façades. Gable Front Cottages are similar from the front, but only one or 1½ stories tall. Although none of the Gable Front houses and cottages in the survey area has been ranked significant, two Gable Front homes have been ranked potentially significant, and three Gable Front cottages have been ranked historically significant.



414 Illinois

A noted frame example of the Gable Front type in the district is at 414 Illinois. Built in 1872, it features the signature front gable roof and rectangular plan. Of note are its historic 2/2 wood double-hung windows, 6/6 wood double-hung windows, and east-side bay window. It has been ranked potentially significant due to alterations including aluminum siding, a door opening added to its east façade, shutters, replacement porch rail, and an enclosed window opening on front.



16 Illinois

While most Gable Front examples in the district are frame, limestone was also used in the construction of homes. The William and Catherine Shay house at 16 Illinois is believed to have been built by 1881, but may be an earlier example. This limestone Gable Front House is elegantly simple in form and detailing, while expressing a sturdy and robust quality from the street. If not for its enclosed full-width front porch, this limestone house with front gable roof, rectangular plan, and simple stone lintels would be locally significant as a Gable Front vernacular type.

L-Form, L-Form Cottage, and Cross-Form

Some simple vernacular house types are based on general massing, overall floor plan, and roof configuration. The most common of these can be described as L-Form or Cross-Form. These houses and cottages do not have two separate house sections, but rather an L-Form or Cross-Form as one single integrated whole. The gable roofs intersect at right angles and the roof ridges are usually, although not always, at the same height as the multiple gable roof. The L-Form is the second most represented 19th-century vernacular type in the survey area, with nine L-Form houses and two L-Form cottages. One L-Form house has been ranked potentially significant, and another has been ranked historically significant. Of the two Cross-Form houses in the survey area, neither has been ranked significant.



4 Illinois

The L-form cottage at 4 Illinois is a notable example of this type. Pedimented window hoods with incised decorative detailing and 2/2 wood double-hung windows add stylistic interest to the simple design. Porch alterations and artificial siding has downgraded its significance to potentially significant as an example of the L-Form type in the historic district.

Gabled Ell Houses and Cottages

The Gabled Ell is a late 19th-century vernacular type characterized by a prominent front gable on an L- or T-shaped house. Unlike Upright and Wing houses, the side wing or wings on Gabled Ell buildings are not separate, but rather an integral part of the building core. There are almost always two entries, one on the front facade and one in the “ell,” that is, the interior corner of the L or T shape. These frame houses are simple in design, 1½ or two stories tall, with an intersecting gable roof at the same height as the main roof. They sometimes have applied ornament around doors and windows. The Gabled Ell type provided more light and cross-ventilation than other house types of the time. Gabled Ell houses and cottages were commonly built from about 1870 through 1905. Subtle differences can be detected that help date them throughout this period. There are three examples of the Gabled Ell within the historic district, none of which is significant. All are located on Singer Avenue, date to around 1890, and are of frame construction.

Upright and Wing

An Upright and Wing house combines a 1½- or two-story Gable Front section with a one- or 1½-story section that meets it at a right angle. This side wing is a separate part of the building and is always lower than the upright portion. This building type was often built in stages, with the upright section as the addition. There are five Upright and Wing houses in the survey area, dating from the mid-1880s to mid-1890s. All five examples have been ranked contributing.

I-House

The I-House is typically a two-story side-gabled-type house, one room deep. It has a central hall



with one room on either side of the hall and is either three or five bays wide. The front door is placed in the center of a symmetrical façade. The house gets its name because of the frequency with which it can be found in Midwestern states such as Illinois, Iowa, and Indiana. The single I-house located within the survey area has been ranked potentially significant.

The house at 213-15 Illinois, built in 1880, is a good example of this type. Its unusual hipped roof is a variation that is rarely found in the Chicago area. The house has the characteristic five window bays across

front with center entry. Typically, it has just one bay on the side. Unfortunately, aluminum siding and replacement windows compromise the historic integrity of this uncommon type of vernacular house.

EARLY-20TH-CENTURY STYLES AND TYPES BREAK WITH HISTORIC PRECEDENT

Development in the Lemont Historic District in the first decades of the 20th century followed design trends that broke with historic precedent. The simpler Prairie School and Craftsman style were remarkable departures from the picturesque styles of the late 19th century. In these styles the pure expression of materials, without unnecessary ornamentation, was the dominant design feature. The American Foursquare and Bungalow are the vernacular expressions of these high styles. Of the early-20th-century types, the Bungalow and Craftsman Bungalow (a marriage of the Bungalow form and Craftsman-style detailing) are the two most commonly found in the survey area.

American Foursquare

The American Foursquare is a popular 20th-century type that reflects some of the influence of the Prairie style in a smaller, simpler volume. These houses are usually two to 2½ stories tall, two to three bays wide, with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared-off columns and piers, and overhanging eaves. They are typically square or nearly square in plan with four equal-sized rooms, one in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. These houses were inexpensive to build since they did not have any of the elaborate features such as turrets and turned ornament that were fashionable in the late 19th century. Plan book and catalog companies featured many Foursquare designs between 1900 and 1925. There are only two American Foursquares in the survey area, one of which has been rated potentially significant.

The American Foursquare house at 305 Lemont, now St. Matthew's Parsonage, exhibits hallmark features of this vernacular type while also influenced by Prairie architecture. These



305 Lemont

include a hipped roof with broad overhanging eaves, hipped central dormer, and a full-width front porch with hipped roof. Built in c. 1915, the house has many original features including brick porch piers and porch knee wall, a decorative brickwork panel, and a front entry with original wood door accented with sidelights with geometric glazing. If not for replacement wood windows in their original openings (not true divided lights), this house would be rated locally significant as one of the finest examples of the American Foursquare type in the Lemont Historic District.

Craftsman

The other important style from the early 20th century not based on historic precedent is the Craftsman style. Also having low-pitched roofs with deep overhanging eaves, Craftsman homes have exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers, and a deep front porch. Windows are frequently double-hung sash with three panes in the upper sash and one in the lower. Although they were built into the 1920s, the Craftsman style was particularly popular between 1901 and 1916, when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*. One Craftsman-style house is located within the survey area, 719 Singer, and has been ranked contributing.

Bungalow and Craftsman Bungalow

The Bungalow is an informal house type that began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. It became so popular after 1905 that it was often built in quantity by contractors and builders. Plan books and architectural journals published plans that helped popularize the type for homeowners and builders. Bungalows are one- or 1½-story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low-pitched roofs, often with dormers. Porches can be full across the front, small and recessed, or projecting. There are many roof variations found in bungalows, including front- or side-facing jerkinhead (a gable roof with the peak clipped), front- or side-facing gable, and hipped. Exterior materials can be brick with cut stone trim or can be frame. The Bungalow is the most common 20th-century popular housing type within the survey area. All nine examples have been ranked contributing. Most are frame with central front dormers, while the remainder are brick.

Features of the high style known as Craftsman are so frequently combined with the Bungalow form that there is a separate classification called Craftsman Bungalow. Craftsman Bungalows,

inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman Bungalow became one of the country's most popular house styles during the teens and '20s. Craftsman Bungalows by definition have more high-style features and can be quite remarkable despite their often-modest size. There are four Craftsman Bungalows within the survey area, of which one is ranked significant and one is ranked potentially significant.



311 Lemont

The Craftsman Bungalow at 311 Lemont, built in 1914, is an exceptional example of the style. Its notable features include stucco, half-timbering, knee braces, and rafter tails in the front gable, and a full-width front porch with brick piers and geometric capitals. There are also knee braces in the broad overhanging eaves of the side-gabled main roof. Many original windows remain, including wood double-hung sash with multi-light upper sash in varying configurations, and leaded glass windows on either side of the side chimney. Unfortunately, the front porch has been enclosed with aluminum storms and screens in a non-historic configuration. Nonetheless, the storm windows are in the original porch openings, so this house has been rated architecturally significant.

Another Craftsman Bungalow at 711 Singer, built c.1920, is a handsome brick example of the style. Its side-gable roof, which slopes gently towards the full front porch, is punctuated by a gable-roof dormer. Typical Craftsman features include the recessed front entry porch with brick knee walls, piers, and stair rail; exposed rafter tails at the roof gable ends; and original wood windows including four-over-one double-hung sash and casements with geometric glazing. The home has been rated potentially significant due to aluminum siding on the dormers and in the soffits.



711 Singer

The bungalow at 311 Cass is the only known example in the survey area of a precut catalog house. These houses, which were made of precut materials and assembled according to plans and designs provided through mail order, were especially popular in the early 20th century. Builders or owners could purchase designs from a number of mail-order companies that produced the plans, and precut catalog companies provided the materials necessary for building the house. Sears, operating out of Chicago from 1908 to 1940, was one of the most successful of the precut catalog companies, selling over 30,000 houses by 1925 and nearly 50,000 by 1930.

Another successful precut catalog company was Aladdin, which sold over 75,000 homes between 1906 and 1981 (Aladdin exhibit posted on the Clarke Historical Society website, <http://clarke.cmich.edu/aladdin/Aladdin.htm>). The house at 311 Cass is an example of Aladdin's "The Dresden" design. The house has been ranked contributing due to numerous alterations, particularly its enclosed front porch.



311 Cass



Aladdin's The Dresden

HISTORIC REVIVAL STYLES

Although interest in historic revival styles waned in the first years of the 20th century as the modern Prairie, Craftsman, and their popular stylistic

variations took hold, some examples of historic styles continued to be built. By the 1920s, a boom time for construction throughout the country, architectural favor returned in full force to historic revival styles. These were influenced by classical, European, and other models in a trend that continued into the 1940s. Perhaps the most popular revival style in America during the early 20th century based on European traditions was the Tudor Revival style. Its design source is based on a variety of late medieval models prevalent in 16th-century Tudor England. Tudor Revival houses are typically brick, sometimes with stucco. Half-timbering, with flat stucco panels outlined by wood boards, is common. The style is characterized by steeply pitched gable roofs and tall narrow casement windows with multiple panes or diamond leading. The front door may have a rounded arch or flattened pointed (Tudor) arch. Many examples feature prominent exterior stone or brick chimneys.



402 Singer

The John W. and Estelle M. Hoover House at 402 Singer Avenue is the only Tudor Revival-style residence in the survey area, and the survey area's only 20th-century historic revival-style house. It has remained in the same family ownership since it was first built in 1914. The picturesque massing with overhanging front gable featuring half-timbering is very characteristic of this style. Original windows include eight-light casements, diamond pane sash, and traditional double-hung sash. Other features include rafter tails and brackets. There is a balcony over the front porch with a decorative wood rail.

LATER ARCHITECTURAL DEVELOPMENT

Development in the survey area slowed considerably in the 1930s, and construction has been scattered up to the present day. Buildings constructed in the decades after World War II were typical of the period—Ranches, Raised Ranches, Minimal Traditional, and Split Levels. There

are a total of 11 examples of these styles in the survey area. A small number of homes built in the 1990s through the present day are Neo-Traditional in style. These five buildings are likely the result of the unfortunate teardown phenomenon that has infiltrated many architecturally and historically significant Chicagoland communities.

COMMERCIAL ARCHITECTURE IN THE LEMONT HISTORIC DISTRICT

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. The commercial building, as a form, almost always fits on its entire lot and is built to the sidewalk. Within Lemont's historic commercial core, the evolution from single-storefront buildings, providing space to an individual retailer, to multiple-storefront buildings that provided space to a series of tenants, such as chain-store grocers, variety stores, and druggists, is apparent. A collection of buildings built for particular uses such as banks, gas stations, and public buildings are also represented in the district.

Commercial buildings characteristically have a storefront on the first floor that has often been remodeled due to changes in architectural fashion, marketing, and technology through the years. Historic storefront configurations usually follow 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. 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.

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 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 all of the side facade treated similarly to the front.

Longstreth classifies newer, commercial structures that sit apart from surrounding buildings as Freestanding, or Drive-In. This survey classifies all commercial buildings first by the massing types defined by Longstreth and second by the architectural stylistic features.

The historic commercial buildings in the Lemont Historic District are equally split between mid- to late-19th-century frame, Gable Front, and False-Front buildings and masonry (limestone or brick) One- or Two-Part Commercial Blocks. The integrity of many of the older structures in Lemont is generally good, although the upper stories have been altered with window replacement, downsizing, and infill; the application of artificial siding; and overall material replacement. Changes to buildings are often limited to the first-floor storefront with material and configuration alterations to meet design trends and are a common occurrence in small-scale commercial districts. Nevertheless, distinctive false fronts, elaborate cornices, and handsome window surrounds on many of the buildings give the district a sweeping historic character that is visually appealing. Many of the commercial buildings have been rehabilitated in recent decades due to the efforts of community leaders, local history groups, and Lemont's historic preservation commission.

The commercial buildings in downtown Lemont are no more than three stories in height. The majority of buildings are either of the False-Front, One-Part, or Two-Part Commercial Block types in 25-foot widths (considered here as one unit), based on a typical lot size. Some of the buildings are one unit wide, while others are in 25-foot multiples that extend no more than four units wide. This unit of measure gives the historic commercial area a sense of visual rhythm. The basic rhythm is also related to early construction practices in which the most efficient single span of a wood joist was 22 feet. The width of a typical storefront mirrored this span and has become a universal proportion in commercial areas across America (Jackson, p. 3).

The earliest buildings are found along Canal and Stephen Streets and are mainly modest, two-story, frame False-Front and Gable-Front Commercial Blocks and Two-Part Commercial Block types dating from 1860 to 1888, the year fire restrictions were implemented. Substantial limestone buildings are also from this era, impressing visitors with their imposing presence within the downtown. As with many modest small-scale commercial buildings, architectural detailing consists of applied stylistic ornament reflecting the fashion of its period of construction. Earliest buildings in the district have Italianate detailing in its bracket and cornice detail, followed by those at the end of the Victorian era with Queen Anne influences in their projecting bay windows.

The prevalence of masonry construction after 1888 reflects not only the building restrictions but also the improving economic status of the community. Commercial-style buildings, with



prevalent ornamental brickwork friezes, were constructed in the 1890s and first decades of the 20th century. With the arrival of the 20th century there was a steady increase in brick multiple storefront buildings, peaking in construction by the 1920s. Some of these early-20th-century buildings show the onset of historic revival styles, such as Colonial Revival and Renaissance Revival, and the introduction of terra cotta ornament to facades. Lastly, one sees the influence of the automobile on the pedestrian-oriented district with the arrival of Freestanding structures.

FALSE-FRONT COMMERCIAL BLOCK

The False-Front Commercial Block is a mid- to late-19th-century storefront building type that is not typically found in Illinois but is prevalent in Lemont. Often depicted in movies of the Western genre and in “Wild West” theme-designed parks of recent memory, these False-Front buildings evoke feelings or associations with the American West and its pioneer towns. It is not surprising that Lemont, as a mid-19th-century canal town of hardworking immigrants with its notorious and less than civil “Smokey Row,” would have buildings that express images of the American frontier. With its characteristic tall parapet or false front on the street façade, this architectural type allowed a storeowner to construct an affordable building, while projecting an image of stability and monumentality to attract consumers. Wood frame construction is typical, with a front-gable roof hidden behind the tall wood parapet that rises above the roofline on the street facade. These buildings can be one or two stories tall, often are three bays across with a rectangular plan, have applied façade surface materials such as cast iron, and are topped with an elaborate cornice. All of the False-Front Commercial Blocks in the Lemont Historic District predate the passage of an 1888 ordinance that prohibited wood construction in the central business district. Thirty buildings in the historic district can be classified as False-Front Commercial Blocks, built between 1855 and 2001. In recent years, many infill buildings have been constructed as False-Front types to be compatible with the historic buildings in the downtown. The best examples of the False-Front type are found at 311 Canal, 238 Main, and 107 Stephen.



The Charles Fruhauf Store at 107 Stephen, also known as the Emil Wend Tavern, is the district’s finest example of the False-Front Commercial Block in local limestone. Although its irregularly coursed, rusticated limestone façade is impressive, it is its elaborate wood cornice on its tall front parapet that is visually arresting. The cornice with a central arch and rectangular paneled frieze with decorative brackets cap this substantial Italianate style building. As is typically found in False-Front Commercial Blocks, this two-story building built in 1871 has a parapet that hides a front-gable roof.

Another eye-catching False-Front Commercial Block is the T. F. Friedley Hardware Store Building at 311 Canal. Although it has an incompatible west-side addition, its architectural significance comes from its high-relief ornamental cast iron storefront. Built in 1879, it has a tall parapet with an elaborate projecting cornice with foliated caps, pendants, and scroll brackets, frieze with dentils, rectangular panels with recessed diamond and geometric moldings, projecting arched lintels with high relief and keystones, and ornamental grouped columns between windows with composite capitals and egg and dart molding.



311 Canal



238 Main

A more typical False-Front Commercial Block is found at 238 Main. The Edward Gay Building, constructed around 1886, is a two-story, frame example with a false front and simple wood cornice at the top of the parapet. Frame false-front commercial types are the most common in the district. Although there has been some material replacement at the building at 238 Main, the building is historically significant as one of the former saloons on Smokey Row.

GABLE-FRONT COMMERCIAL BLOCK

Another early commercial building type in Lemont is similar in form to a Gable Front house, a 19th-century vernacular residential type. A Gable Front house is characterized by its roof shape, with the gable end facing the street. They were commonly built in the latter half of the 19th century as working-class homes, usually frame, with minimal projections on the front façade and a front entry on the open end of the gable. Some of the early two-story commercial buildings in Midwestern downtowns were Gable Front structures built with



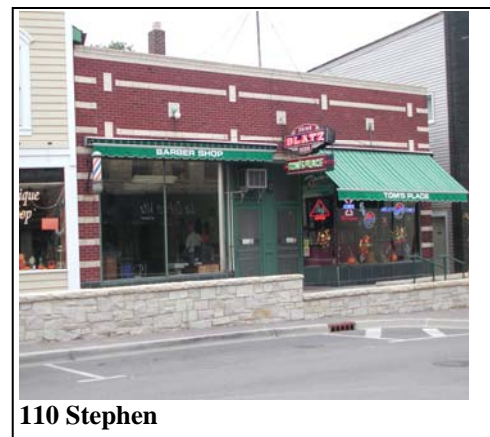
307 Canal

display windows across the first floor and a residential unit on the second floor. These structures could also be classified as Two-Part Commercial Blocks of the Gable Front variation. Three buildings in the historic district are of the Gable-Front Commercial Block type, but none is architecturally significant. Although covered in artificial siding, the most intact example in the survey area is the Gable-Front Commercial Block at 307 Canal.

ONE-PART COMMERCIAL BLOCK

One-story commercial buildings are almost always One-Part Commercial Blocks. Two or more-story Commercial Blocks may be classified as One-Part Commercial Blocks if 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. Fourteen commercial buildings in the survey area have been classified as One-Part Commercial Blocks. They were built between 1863 and the 1970s and mainly display stylistic features of the Commercial style. 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 its intact storefronts, Alex and Ray's Tavern, commonly known as Tom's Place, is Lemont's most significant example of the One-Part Commercial Block. This one-story brick and terra cotta building, located at 110 Stephen, was constructed around 1915. Of note is its terra cotta ornament and detailing found in its coping, frieze with a decorative course of horizontal and vertical panels, inset square panels, and quoins. As is common in 20th-century masonry commercial buildings, a short brick parapet wall adds interest to the top of the building. Also of note is its historic neon signage and storefront configuration with recessed central entries and flush plate glass display windows and granite bulkhead below.



110 Stephen

TWO-PART COMMERCIAL BLOCK

According to Longstreth, the Two-Part Commercial Block is considered 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.

Seventeen Two-Part Commercial Blocks are found in the district and date from as early as the 1860s through 1970. There are some excellent examples across several different high styles, from the late 19th century through the first three decades of the 20th century. Those that are significant designs include 310 Canal, 311 Canal, 400 Main, 106 Stephen, 111 Stephen, and 117 Stephen.

The Italianate-style Two-Part Commercial Block at 111 Stephen, known as the Anderson Building or Odin Hall, is a locally designated landmark. Built between 1865 and 1867, it is one of the oldest buildings in the district and one of the most historically significant buildings for its



111 Stephen

associations as a saloon in Smokey Row, the site of a Swedish fraternal organization, and the home of Lemont National Bank from 1937 until 1960. Commanding a strong presence on a corner lot, this rusticated Lemont limestone building is four bays across and five bays deep, with a decorative projecting wood cornice with paired scroll brackets that is a hallmark of the Italianate style. Also in the Italianate style is the limestone Two-Part Commercial Block at 117 Stephen, similarly constructed between 1865 and 1867. It also has a prominent Italianate-style wood cornice with decorative paired brackets.

A few distinguished Queen Anne-style Two-Part Commercial Blocks are found within the historic district. The Queen Anne style is characterized by asymmetry and irregularity in form, with a variety of surface materials and textures. The Queen Anne style is usually evidenced in commercial buildings by applied stylistic ornament, corner towers, and projecting bay windows on the upper floors. Although 106 Stephen does not have corner towers and projecting bay windows, it does have applied Queen Anne-style ornament. Its decorative metal pediment and cornice, foliated ornament and 1895 cartouche, and decorative brackets are Queen Anne in style. The two-story limestone building, which is a long 10 bays across, was constructed in 1895 by John Tedens, who operated an important local dry goods store in the building.



106 Stephen

One of the Lemont Historic District's most architecturally significant buildings with excellent integrity is the Budnik Building at 400 Main. Built in 1929, this Two-Part Commercial Block with Italian Renaissance Revival detailing has housed mixed uses including a drug store that operated for many years on the first floor and residences above. Tall and anchoring, the building combines symmetrical façades with ornamental terra cotta features. Of note is its ornamental parapet wall with terra cotta coping, urns and scrolled panels, projecting cornice and dentilled frieze, terra cotta quoins, and other decorative terra cotta panels with urn motifs.

The storefront's historic configuration remains intact with angled corner entry, stone bulkhead panels, and wood display windows. Even the signage at the sign board level is historic. Lastly, an elaborate entry to the second and third floors is found on the north façade, with an arched blind panel, sidelights, and wood entry door.

TRANSPORTATION-RELATED BUILDINGS

The history and architecture of Lemont are tied to its transportation routes: the Illinois and Michigan Canal, the Chicago and Alton Railroad, and the system of roads and highways. Some buildings remaining in the Lemont Historic District are directly related to these routes. The existing Lemont Station at 101 Main is the village's first



101 Main



400 Main

depot, dating from 1858. The station, built by the Chicago and Alton Railroad, was essential to the post-canal development of the Lemont Historic District. According to Ira J. Bach and Susan Wolfson in their book, *A Guide to Chicago Train Stations, Present and Past*, the Lemont depot is the oldest surviving masonry depot in the Chicago area (Bach and Wolfson, p. 46). Utilitarian in design with stick-style bracketing and "Athens Marble," it was restored in 1983. Although window and door replacements have lessened its architectural integrity, the building is both historically and architecturally significant and eligible for the National Register of Historic Places under

Criteria A and C.

The evolution from horse-drawn transportation to the automobile in the early 20th century also shaped the development of the downtown. With the growing popularity of the automobile in the 1920s and a major road-building campaign, buildings serving automobile traffic and sales, such as the gasoline station, the commercial garage, and automobile showrooms, emerged along America's expanding network of roads and highways. Two state highways serving the Lemont vicinity, including Illinois Route 83 that lies to the east and Illinois Route 171/Archer Avenue (formerly Illinois Route 4A in the 1930s and 1940s) that lies to the south and west, connected with major thoroughfares such as Main and State. These roads brought automobile traffic to and from the community. As motoring grew from a hobby for the wealthy to a more popular mode of transport in the 1920s, automobile-related businesses began to open in Lemont. Desiring to be close to downtown, owners of an automobile dealership, service stations, and garages constructed their businesses on available land. For this reason, the existing downtown expanded outward from the existing commercial core. Ten buildings in the district are garages and one is a gas station. Only one garage is potentially significant.



To meet the needs of Lemont’s automobile consumers, a showroom and garage was opened just north of the canal at 44 Stephen. The Willys-Knight Building was built c. 1925 on the vacated site of the Singer & Talcott/Western Stone Company. This one-story brick building with stone detailing is a handsome design that combines historicism with modernism in its style. Functionally, it combined the sales of cars and Goodyear tires with auto repair into one building. When built, it had a display room with expanses of glass in segmentally arched openings to lure passersby, offices, and a trussed garage with bay

openings toward the rear. The Willys-Knight building is a significant building in the district illustrating the early development of the automobile sales industry in a small Illinois town.

MID-20TH-CENTURY COMMERCIAL TYPES

The automobile also caused a change in commercial building types found in America’s small commercial centers as shopping habits changed. Longstreth’s typology does not work well with buildings constructed at mid-century, as he states in his epilogue (Longstreth, pp. 126-131). Many of the commercial buildings constructed after that time are “freestanding.” They are situated typically on larger parcels, usually not adjacent to any other buildings, and with parking in front, on the sides, or even surrounding the building. Entrances are oriented in a way to accommodate the automobile passenger. Longstreth suggests the terms Freestanding, Strip Mall, and Drive-In for some of these types.

Freestanding buildings are typically one story, occasionally two story, but differ from Commercial Blocks in that they have architectural treatment on two or more sides. They are newer, having been built in the age of automobile access. The entry is usually off the street, away from the sidewalk, oriented to a parking lot on the side or surrounding the building. The structure may occupy an entire city block and be surrounded by parking. There are seven Freestanding Commercial buildings in the historic district survey area. Two were built as grocery stores, Totura’s Food Center and the Park & Shop, while the other four housed offices. One of the buildings (15780 New) was built as a meeting hall. None of the Freestanding Commercial buildings is rated significant.

GOVERNMENT AND UTILITY BUILDINGS

The commercial district in Lemont was also the heart of village government. Although in some communities historic governmental buildings are grouped together in the heart of town, Lemont’s government buildings are scattered throughout the commercial core. The Lemont Village Hall, Lemont Water Works, and United States Post Office are the most notable governmental buildings in the district.



418 Main

Major governmental buildings were often built in architectural high styles, and their designs expressed the monumentality and permanence of government. It is not surprising that two of the late-19th-century government buildings were constructed in local Athens Marble, or Lemont limestone, a highly valued and substantial building material. The first limestone building, Lemont Village Hall, was designed by licensed architect Hugo Boehme of Joliet and constructed in 1893 at 418 Main. For this important building that also once housed the volunteer fire

department, jail, and public library, Boehme selected the Richardsonian Romanesque style, fashionable in public buildings of the Victorian era. Inspired by the powerful work of architect Henry Hobson Richardson, the style is characterized by the use of masonry, usually rough-faced stone, and wide round arches. The building had a wood bell tower between its steeply pitched gables that was later removed. The Village Hall is a locally designated landmark, noted for its solid limestone design and as the center of village government from 1893 through today.



43 Stephen

The Village of Lemont Waterworks at 43 Stephen is another monumental village building but is spare in detail when compared with the Village Hall. Built in 1890-91, the Waterworks is also in rusticated Lemont limestone, with a series of round arch openings across its street façade. The building is historically significant for its associations with village water engineering. Water supply mains were first installed between 1883 and 1885 and served both the business and residential areas of Lemont (Kallick, p. 206). A newly established board of health combined with an awareness of the causes of disease epidemics brought engineering developments in water sanitation to the Village. A bond issue was passed to complete the waterworks, culminating with the erection of the Stephen Street building by 1890. The waterworks stands today as a reminder of how engineering helped to ensure safe, drinkable water for village residents.

Just down the street from the Waterworks is the U.S. Post Office–Lemont Station. During the 1930s, many communities across the country received a new post office building under the federal Works Progress Administration. In 1936, under supervising architect Louis A. Simon, Lemont’s first post office building was constructed at 42 Stephen in the Art Moderne style. This brick and stone building is one story in height with a symmetrical façade. It was dedicated on Independence Day 1937. Of note is a canal-themed mural on the north wall of the lobby by Art

Institute of Chicago-trained artist Charles Turzak (b. 1899, Streator, IL—d. 1986, Orlando, FL). Charles Turzak is best known for his stylized figure and geometric abstraction work (biography of Charles Turzak from the www.AskArt.com web site). It is believed that the WPA mural in the post office was taken from his woodcuts of Illinois history produced for the 1933 Century of Progress Exposition in Chicago.

INSTITUTIONAL ARCHITECTURE IN THE LEMONT HISTORIC DISTRICT

The availability of canal construction jobs and limestone quarry work attracted workers from many arriving immigrant groups to Lemont. Like other urban areas across the U.S., including the City of Chicago, strong ethnic churches developed within Lemont. These churches became the focal point for ethnic communities where the same language was spoken. Many of these immigrants were Catholic. Lemont was once home to a number of Catholic parishes serving Poles (SS. Cyril and Methodius), Germans (St. Alphonsus), and Irish (St. Patrick). Although not Roman Catholic, St. Matthew Evangelical Lutheran Church was another ethnically based church, serving German Lutherans in Lemont.

Ordinarily religious properties are not eligible for the National Register of Historic Places. However, these types of properties will qualify if they are significant for their architecture or for their historic importance. Within the Lemont Historic District are three religious properties that are of note. The first, the Old Stone Church, has already been listed on the National Register of Historic Places. The second, St. Patrick's Catholic Church, may be eligible for its architecture or for its associations with ethnic history within Lemont. The third, St. Matthews, may be considered locally significant.

The Old Stone Church, 306 Lemont, 1861

The Old Stone Church at 306 Lemont is the village's oldest remaining religious building. Constructed in 1861 for the Methodist Episcopal Church (1861-1970), the church building served as a recruiting station for the Union Army during the Civil War. The church is also associated with the Reverend J. Franklin Clancy, who led a protracted campaign against Smokey Row in the 1890s. Assigned to the Methodist church in 1894, Clancy was dismayed to “see the taverns, Canal Street, and Smokey Row” just down the hill from the church building. Clancy was instrumental in forming the Lemont Civic Federation, and helped to organize a raid on Smokey Row in 1895 (Kallick, pp. 260-265).

The church is an excellent example of Gothic Revival religious architecture. The rusticated limestone exterior walls are laid in a random coursing, and provide an interesting contrast to



the smooth limestone corner quoins. A square bell tower projects slightly from the center of the front façade. The church's jerkinhead roof is ornamented with a dentilled frieze and paired brackets, and its steeple features a shingled spire rising out of the square wood base. Some of the stained glass windows in the church date from 1892.

The church building was acquired in 1970 by the Lemont Area Historical Society and now houses the Society's museum and archive. In 1986, the church was listed on the National Register of Historic Places.

St. Patrick Roman Catholic Church, 200 Illinois, 1895

St. Patrick Church at 200 Illinois is the church building for "one of the oldest Catholic communities established in the Chicago metropolitan area" (*Archdiocese of Chicago*, p. 1289). The parish was organized in 1840 by the Reverend Hypolite Du Pontavice, and its first church building was constructed at what was the intersection of State and Main Streets. The present church was designed by Martin A. Carr and built under the direction of Reverend Michael O'Sullivan. Construction on the church began on July 8, 1895, and the finished building was dedicated on April 12, 1896.



**St. Patrick Roman Catholic Church,
200 Illinois Street**

St. Patrick Church is the most imposing of the Gothic Revival churches in the survey area. A three-story square corner tower and more modest polygonal bay flank the front gable entry. The three-story tower dominates the front façade and features a tall spire rising up from a crenellated parapet. Stained glass windows in pointed arch openings pierce the rusticated limestone exterior, and paired stained glass windows line the east- and west-side clerestories. Although there have been several minor alterations and additions to the church over the years, the building retains its integrity and may be eligible for individual listing on the National Register of Historic Places, both for its architecture and for its associations with Lemont's Irish Catholic community.

Just east of St. Patrick Church is the building that once housed St. Patrick School. The two-story Italianate limestone structure was constructed in 1883 and was originally known as St. James Academy. The school was operated by the Sisters of Providence until 1888, when the Dominican Sisters of Sinsinawa, Wisconsin took over the running of the academy. The school, which has been designated as a local landmark and ranked historically significant for its 19th-century associations with educational history in Lemont, is



St. Patrick School, 220 Illinois

currently not in use. If not for its replacement windows, it also would be architecturally significant as an exceptional local example of an Italianate-style school building in limestone.

St. Matthew Evangelical Lutheran Church, 301 Lemont, 1887

The St. Matthew Evangelical Lutheran Church at 301 Lemont is the third church within the survey area that may be eligible for individual listing on the National Register. The church was constructed in 1887 for Lemont's German immigrants. The church is an excellent, though modest, example of the Gothic Revival style, with a large central square bell tower projecting from the rusticated limestone facade. The stained glass windows in pointed arch openings on the front and side elevations are historic. Despite a larger rear addition, the church has also been ranked locally significant for its architecture.



**St. Matthew Evangelical Lutheran Church,
301 Lemont**

CONCLUSION

For over 160 years, the Lemont Historic District has been the historic heart of the community. It is a retail and municipal center, a locus for civic meeting and events, a place for informal gatherings, and a transportation hub. At a time when many other village downtowns have emptied out and been seriously eroded by demolition and parking lots, downtown Lemont is remarkable. It retains the historic vision of its early civic leaders as a compact, pedestrian-oriented community center that is just as vital today as it was then. Lemont's downtown represents an image and identity for this suburban community to residents and outsiders alike that is clearly linked to its architectural and historic significance as a historic district. Likewise, its residential areas retain much of their historic appearance, with a few teardowns that so far have not tremendously impacted their streetscapes.

With the establishment of the historic district, combined with this survey, the Historic Preservation Commission can further promote the preservation and rehabilitation of its architecturally and historically significant structures.

HISTORICALLY SIGNIFICANT STRUCTURES

There are many structures still standing in the survey area that have been considered historically significant for their links to Lemont's rich past. They may be associated with an important historical figure or important historic theme, be the location of a key business or industry, or have been the location of noteworthy historic events. Over the years, however, many of these buildings have been altered from their original historic appearance. Typically, to be considered historically significant, a structure should retain its historic character and materials from its

period of historic significance. With the identification of these structures in this report, there is an opportunity to encourage their rehabilitation and the removal of inappropriate, non-historic alterations. The Village of Lemont could develop an incentive program to more actively encourage the restoration of historically significant buildings to their former historic appearance. The following 28 structures have been rated historically significant:

BUILDINGS RATED HISTORICALLY SIGNIFICANT (HS) IN SURVEY AREA

STREET	NO.	ARCHITECTURAL STYLE/TYPE	RATING	DATE	HISTORIC NAME	SURVEYED?
Canal	307	Gable-Front Commercial Block	HS	1861		HABS
Canal	309	False-Front Commercial Block	HS	1886	Fischbach's Saloon	HABS
Canal	310	Two-Part Commercial Block	HS	c. 1890		HABS
Canal	313	False-Front Commercial Block	HS	c. 1886		IHSS-O; HABS
Canal	315	Gable-Front Commercial Block	HS	1865	Matt Lingen General Store	HABS
Illinois	114	Gable Front Cottage	HS	1883		
Illinois	220	School/Italianate	HS	1883	St. James Academy	LMK
Illinois	236	L-Form	HS	1888	Brown, Lemuel House	
Illinois	504	Queen Anne	HS	1894-95		
Main	210	False-Front Commercial Block	HS	1875	Slahetka's Saloon/ Joe's Place	HABS
Main	236	False-Front Commercial Block	HS	1873		HABS
Main	302	False-Front Commercial Block	HS	c. 1886		HABS
Main	306	False-Front Commercial Block	HS	c. 1890		HABS
Main	322-24	Side Gable	HS	c.1855-63	Union House, New Commercial Hotel	HABS
Main	326	Two-Part Commercial Block	HS	1858	Wend's Tap and Restaurant	
Main	406	False-Front Commercial Block	HS	1871		HABS
Singer	608	Italianate	HS	1868	Singer, Horace House	
Stephen	29	Gable Front	HS	1891		HABS
Stephen	35	Gable Front	HS	1881		HABS
Stephen	39	Gable Front	HS	c. 1880		HABS
Stephen	43	Utility Building/ Waterworks	HS	1890-91	Village of Lemont Waterworks	IHSS-HD
Stephen	102	False-Front Commercial Block	HS	1861, 1895	J. H. Tedens & Co./ Tedens and Dyshup	IHSS-O; IHLS



STREET	NO.	ARCHITECTURAL STYLE/TYPE	RATING	DATE	HISTORIC NAME	SURVEYED?
Stephen	103	False-Front Commercial Block	HS	1870	S. W. Norton General Store Building	LMK; HABS
Stephen	112	False-Front Commercial Block	HS	1874		HABS
Stephen	114	False-Front Commercial Block	HS	1855	Forzley's General Merchandise	HABS
Stephen	116	False-Front Commercial Block	HS	c. 1870		
Stephen	202	Two-Part Commercial Block	HS	c. 1894-5		HABS
Stephen	210-12	False-Front Commercial Block	HS	1884		

It is also possible that other historically significant properties could be identified in the future. Research into property records for individual residences at the Cook County Recorder of Deeds in Chicago could uncover their associations with early residents of the community. The Commission could encourage property owners to do this research themselves by offering plaques through a historic plaque program for qualifying historic homes.

REHABILITATION OF HISTORIC STRUCTURES

Some structures in the survey area have been rated significant for their architectural quality, as representative examples of high-style architecture, or as well-preserved examples of vernacular and popular types. Those with the highest degree of integrity, that is, none to few alterations, have been rated significant. There are others, however, rated potentially significant, that have architecturally distinguishing features but have been altered inappropriately over the years. If these alterations can be readily removed or reversed, these buildings would be considered significant. The individual survey forms, which describe significant features and later alterations in detail, can be used by the Commission to guide property owners who wish to make improvements to their home or business. Appendix B has thumbnail photos of the 21 significant structures in the survey area as well as the 19 potentially significant structures.

LANDMARK DESIGNATIONS

There are two choices for landmark designation: listing on the National Register of Historic Places and designation as a local landmark. The advantage of local designation is that the city has control over future alterations to a designated property through the permit review process. 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. These advantages apply whether properties are individually listed as landmarks or are contributing buildings within historic districts. The



survey area is already designated a local historic district and thus the structures identified as contributing or significant have these protections.

The advantage of National Register listing is recognition and prestige for the community within the city itself and in the larger region. There are some properties in the survey area that might be individually eligible for this honor, if their owners so choose. They are:

- Lemont Railroad Station, 101 Main, 1858 Stick Style (Criteria A and C)
- St. Matthew Evangelical Lutheran Church and Church Residence: 301 Lemont, 1887 Gothic Revival, and 305 Lemont, c. 1915 American Foursquare with Prairie details (Criterion C)
- St. Patrick Roman Catholic Church and Rectory, 200 Illinois, 1895-96 Gothic Revival Church and 1873 Italianate House (Criterion C)
- United States Post Office, 42 Stephen, 1936 Art Moderne (Criterion A)
- Multiple Property Nomination for the Limestone Buildings of Lemont, IL (1850-1900)

Additionally, there may be a National Register-eligible district of the downtown commercial core that includes Main Street, Canal Street, and Stephen Street roughly between State Street on the west, Fremont Street on the east, Illinois Street on south, and River Street on the north. A more specific boundary should be coordinated with the Illinois Historic Preservation Agency (IHPA).

PRESERVING THROUGH EDUCATION

To be effective in preserving the architectural heritage of Lemont, the Commission could undertake activities that make residents more aware of the architectural heritage of the community. Some suggestions for educational programming and publications include:

- Target newcomers to Lemont by initiating a program that informs Realtors and potential new residents about the history and architecture of the area, important historic properties, and the benefits of local landmark or National Register designation.
- Counter inappropriate alterations by hosting a program and producing printed material on sensitive alterations and additions to historic buildings that accommodate the changing housing tastes and space needs of today's homebuyers.
- Sponsor lectures or publications on historic architecture and technical topics specific to historic property owners such as historic windows, exterior siding, and others.
- Provide information on existing federal and state incentive programs for rehabilitating historic structures. These are the property tax assessment freeze for owner-occupied one-to six-unit residences, and federal income tax credits for commercial and residential income-producing property. There is also a conservation easement program that allows a charitable deduction against income tax for donating the façade of a historic structure to a qualified preservation organization.



Lemont could also effectively encourage historic preservation by establishing local economic incentives, administrative incentives, and technical assistance programs for historic property owners. When tied to a promotional program, these types of incentives will help to build support for historic preservation in Lemont

Although Lemont has long been in the forefront of historic preservation activities, important historic resources continue to be lost. The community should continue to try new programs and approaches if it wishes to continue saving its heritage for future generations.



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CREDITS

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APPENDIX A: SURVEY FORM



Village of LEMONT

ILLINOIS URBAN ARCHITECTURAL
AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?

GENERAL INFORMATION

CATEGORY	<input type="text"/>	CURRENT FUNCTION	<input type="text"/>
CONDITION	<input type="text"/>	HISTORIC FUNCTION	<input type="text"/>
INTEGRITY	<input type="text"/>	REASON for SIGNIFICANCE	<input type="text"/>
STOREFRONT INTEGRITY	<input type="text"/>		
SECONDARY STRUCTURE	<input type="text"/>		
	<input type="text"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text"/>	PLAN	<input type="text"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text"/>
BEGINYEAR	<input type="text"/>	ROOF TYPE	<input type="text"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text"/>
DATESOURCE	<input type="text"/>	FOUNDATION	<input type="text"/>
WALL MATERIAL (current)	<input type="text"/>	PORCH	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL (original)	<input type="text"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text"/>	WINDOW TYPE	<input type="text"/>
		WINDOW CONFIG	<input type="text"/>
SIGNIFICANT FEATURES	<input type="text"/>		
ALTERATIONS	<input type="text"/>		



STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	<input type="text"/>
COMMON NAME	<input type="text"/>
PERMIT NO:	<input type="text"/>
COST	<input type="text"/>
ARCHITECT	<input type="text"/>
ARCHITECT2	<input type="text"/>
BUILDER	<input type="text"/>
ARCHITECT SOURCE	<input type="text"/>

HISTORIC
INFO

LANDSCAPE

PHOTO INFORMATION

ROLL1	<input type="text"/>
FRAMES1	<input type="text"/>
ROLL2	<input type="text"/>
FRAMES2	<input type="text"/>
ROLL3	<input type="text"/>
FRAMES3	<input type="text"/>
DIGITAL PHOTO ID	<input type="text"/>
DIGITAL PHOTO ID2	<input type="text"/>

SURVEY INFORMATION

PREPARER	<input type="text"/>
PREPARER ORGANIZATION	<input type="text"/>
SURVEYDATE	<input type="text"/>
SURVEYAREA	<input type="text"/>

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE: _____

COA NOTES: _____



**APPENDIX B:
SIGNIFICANT AND POTENTIALLY SIGNIFICANT-RATED
BUILDINGS IN THE LEMONT HISTORIC DISTRICT**



SIGNIFICANT-RATED BUILDINGS IN THE LEMONT HISTORIC DISTRICT



200 Illinois
Church
1895-96
S
St. Patrick Roman Catholic
Church



301 Lemont
Church
1887
S
St. Matthew Evangelical
Lutheran Church
IHSS-P



306 Lemont
Church
1861
S
Methodist Episcopal Church
NR; IHSS-P; IHLS; LMK



311 Lemont
Craftsman Bungalow
1914
S



101 Main
Railroad Station
1858
S
Lemont Station
IHSS-P; IHLS; LMK



218 Main
Two-Part Commercial Block
c. 1921
S
Stanley's Market
HABS



400 Main
Two-Part Commercial Block
1927
S
Budnik, E. F. Building
HABS



418 Main
City Hall
1893
S
Lemont Village Hall
LMK; HABS



402 Singer
Tudor Revival
1914
S
Hoover, John W. and Estelle
M. House



503 Singer
Queen Anne
1890
S
IHSS-O



504 Singer
Queen Anne
1893
S
IHSS-HD



509 Singer
Queen Anne
1888
S
Warner, Mathew House



700 Singer
Queen Anne
1895
S



701 Singer
Bungalow - Chicago
1928
S
Kromryk, Frank House



42 Stephen
Post Office
1936
S
United States Post Office
Lemont, IL
HABS



106 Stephen
Two-Part Commercial Block
1895
S
Teden, J. H. and Co. Building



107 Stephen
False-Front Commercial
Block
1871
S
Charles Fruhauf Store/Emil
Wend Tavern
HABS



110 Stephen
One-Part Commercial Block
c. 1915
S
Alex and Ray's Tavern
HABS



111 Stephen
Two-Part Commercial Block
c. 1865-7
S
Anderson Building/Odin Hall
IHSS-HD; LMK; HABS



115 Stephen
Two-Part Commercial Block
c. 1924
S
HABS



117 Stephen
Two-Part Commercial Block
c. 1865-67
S
HABS

POTENTIALLY SIGNIFICANT-RATED BUILDINGS IN THE LEMONT HISTORIC DISTRICT



311 Canal
False-Front Commercial Block
1879
PS
T. F. Friedley Hardware Store
Building
IHSS-P; HABS



312 Canal
Two-Part Commercial Block
1886
PS
Hennebry, J. Hall Building
IHSS-P; HABS



46 Ed Bossert
Industrial - Loft
c. 1890
PS
Sehring, Fred Brewing
Company



4 Illinois
L-Form
c. 1865
PS



16 Illinois
Gable Front
1881
PS
Shay, William and Catherine
House



200A Illinois
Italianate
1873
PS
Derby, Sylvester House





213-215 Illinois
I-House
1880
PS



414 Illinois
Gable Front
1872
PS



500 Illinois
Greek Revival
1858
PS
Norton, Maria L. House



508 Illinois
Second Empire
1883
PS



305 Lemont
American Foursquare
c. 1915
PS



307 Lemont
Gable Front Cottage
1863
PS
IHSS-O



238 Main
False-Front Commercial
Block
c. 1886
PS
Gay, Edward Building
HABS



410 Singer
Pyramidal Hip Cottage
c. 1910
PS
IHSS-O





711 Singer
Craftsman Bungalow
c. 1920
PS



712 Singer
Queen Anne
1893
PS
Bushiewicz, Kazimier House
IHSS-O



725 Singer
Queen Anne
1890
PS



44 Stephen
Garage
c. 1925
PS
Wilys-Knight Dealership
HABS



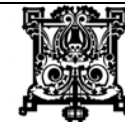
304 Stephen
Queen Anne
1903
PS



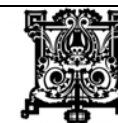
APPENDIX C: INVENTORY OF ARCHITECTURAL RESOURCES



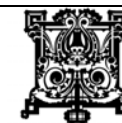
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
225	Canal	One-Part Commercial Block	1960	NC	NC	
235	Canal	One-Part Commercial Block	1979	NC	NC	
237-39	Canal	One-Part Commercial Block	1979	NC	NC	
241	Canal	One-Part Commercial Block	1972	NC	NC	Lemont Tool and Party Rental
305	Canal	Garage	1920	C	C	Hoster Building
307	Canal	Gable-Front Commercial Block	1861	HS	C	
308	Canal	Two-Part Commercial Block	c. 1890	C	C	Lemont Building and Loan Association
309	Canal	False-Front Commercial Block	1886	HS	C	Fischbach's Saloon
310	Canal	Two-Part Commercial Block	c. 1890	HS	C	
311	Canal	False-Front Commercial Block	1879	PS	C	T. F. Friedley Hardware Store Building
312	Canal	Two-Part Commercial Block	1886	PS	C	Hennebry, J. Hall Building
313	Canal	False-Front Commercial Block	c. 1886	HS	C	
314	Canal	False-Front Commercial Block	1880	C	C	Dr. Brown's Office (1940s-50s)
315	Canal	Gable-Front Commercial Block	1865	HS	C	Matt Lingen General Store
316	Canal	One-Part Commercial Block	1926	C	C	
317	Canal	False-Front Commercial Block	c. 1875	C	C	
27	Cass	Bungalow	1923	C	C	Ludwig, John House



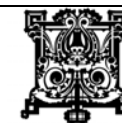
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
31	Cass	Bungalow	1916	C	C	
35	Cass	Bungalow	1916	C	C	
39	Cass	Ranch	1969	NC	NC	
43	Cass	Ranch	1881/1950s	NC	NC	
111	Cass	Ranch	1975	NC	NC	Markiewicz, Sally Victor Residence
113	Cass	Ranch	1947	C	C	
115	Cass	Ranch	1953	C	C	
122	Cass	Split Level	1950s	C	C	
205	Cass	School/Contemporary	1962-63	NC	NC	St. Patrick School
215	Cass	No style	1913	C	C	
217	Cass	L-Form	1884	C	C	
307	Cass	Neo-Traditional	1995	NC	NC	Dwyer, Tina and James House
311	Cass	Bungalow	1923	C	C	Aladdin's "The Dresden"
60	Custer	Mansard	1975	NC	NC	
46	Ed Bossert	Industrial - Loft	c. 1890	PS	C	Sehring, Fred Brewing Company
59	Eureka	Split Level	c. 1988	NC	NC	
310	Fremont	L-Form	1885	NC	C	



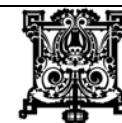
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
2	Illinois	No style	1880	NC	NC	
4	Illinois	L-Form	c. 1865	PS	C	
6	Illinois	L-Form	1863	C	C	
8	Illinois	Gable Front	1897	C	C	
10	Illinois	Bungalow	1913	C	C	
12	Illinois	Split Level	1973	NC	NC	
16	Illinois	Gable Front	1881	PS	C	
108	Illinois	Funeral Home	1949	NC	NC	
111	Illinois	Freestanding Commercial	1973	NC	NC	McAdam Professional Building
114	Illinois	Gable Front Cottage	1883	HS	C	
200A	Illinois	Italianate	1873	PS	C	Derby, Sylvester House
200B	Illinois	Church/Gothic Revival	1895-96	S	C	St. Patrick Roman Catholic Church
211	Illinois	One-Part Commercial Block	c. 1925	C	C	
213-215	Illinois	I-House	1880	PS	C	
217.5	Illinois	Garage	c. 1915	C	C	
219	Illinois	Gable Front	c. 1860	C	C	
220	Illinois	School	1883	HS	C	St. James Academy



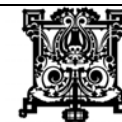
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
221	Illinois	Garage	c. 1940	C	C	
230	Illinois	Gable Front	1888	C	C	
236	Illinois	L-Form	1888	HS	C	Brown, Lemuel House
306	Illinois	Pyramidal Cottage	1887	C	C	
308	Illinois	Pyramidal Cottage	c. 1885	C	C	
310	Illinois	Two-Part Commercial Block	1894	C	C	
314	Illinois	Cross-Form	1894	C	C	Ludwig, Dr. John B. House (resident in ca. 1913)
315	Illinois	No style	1855	C	C	
318	Illinois	Cross-Form	1888	NC	C	
400	Illinois	False-Front Commercial Block	1885	C	C	
404	Illinois	Upright and Wing	1885	C	C	
406	Illinois	Gable Front	1889	C	C	
407	Illinois	Gable Front	1888	C	C	
408	Illinois	Gable Front	1868	C	C	
409	Illinois	Upright and Wing	1893	C	C	
410	Illinois	Gable Front	1883	C	C	
411	Illinois	Gable Front	1899	C	C	



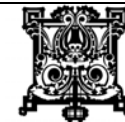
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
414	Illinois	Gable Front	1872	PS	C	
500	Illinois	Greek Revival	1858	PS	C	
504	Illinois	Queen Anne	1894-95	HS	C	
506	Illinois	Gable Front Cottage	1850	C	C	
508	Illinois	Second Empire	1883	PS	C	
512	Illinois	Gable Front	1863	C	C	
170	Lemont	Industrial - garage	c. 1925	C	C	
224-226	Lemont	Flats	1894	C	C	J. Otzenberger Building
301	Lemont	Church/Gothic Revival	1887/1918	S	C	St. Matthew Evangelical Lutheran Church
305	Lemont	American Foursquare	c. 1915	PS	C	
306	Lemont	Church/Italianate	1861	S	C	Methodist Episcopal Church
307	Lemont	Gable Front Cottage	1863	PS	C	
309	Lemont	L-Form Cottage	c. 1880	C	C	
310	Lemont	Freestanding Commercial	1979	NC	NC	
311	Lemont	Craftsman Bungalow	1914	S	C	
308	Lockport	Gable Front Cottage	1878	C	C	
310	Lockport	L-Form Cottage	1911	C	C	



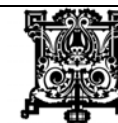
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
80	Main	Freestanding Commercial	c. 1945	C	C	Totura's Food Center
101	Main	Railroad Station	1858	S	C	Lemont Station
110	Main	One-Part Commercial Block	1947	NC	NC	
112	Main	False-Front Commercial Block	1894	NC	C	Wagner & Brandt Livery Stable
116	Main	Freestanding Commercial	1973	NC	NC	Centennial Building
206	Main	Two-Part Commercial Block	1970	NC	NC	Stedman Helmer Building/O. L. Shmidt Barge Line
208	Main	Two-Part Commercial Block	1905	C	C	A. Werdelin Store
210	Main	False-Front Commercial Block	1875	HS	C	Slahetka's Saloon/Joe's Place
212	Main	Same as 211 Illinois				
214	Main	False-Front Commercial Block	1880	C	C	Forzley's General Store
215	Main	One-Part Commercial Block	1918	C	C	
216	Main	False-Front Commercial Block	c. 1886	C	C	
217-19	Main	One-Part Commercial Block	1923	C	C	
218	Main	Two-Part Commercial Block	c. 1921	S	C	Stanley's Market
220	Main	Two-Part Commercial Block	c. 1890	C	C	
221	Main	False-Front Commercial Block	c. 1870	C	C	
223-225	Main	One-Part Commercial Block	1920	C	C	Wolter Building



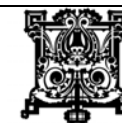
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
226	Main	False-Front Commercial Block	1863-65	C	C	Gerharz Building
227-31	Main	Park				War Memorial
228	Main	One-Part Commercial Block	1863-65	C	C	Gerharz Furniture
236	Main	False-Front Commercial Block	1873	HS	C	
238	Main	False-Front Commercial Block	c. 1886	PS	C	Gay, Edward Building
302	Main	False-Front Commercial Block	c. 1886	HS	C	
306	Main	False-Front Commercial Block	c. 1890	HS	NC	
310	Main	Freestanding Commercial	1958-60	NC	NC	Lemont National Bank
322-24	Main	Side-Gable	c.1855-63	HS	C	Union House, New Commercial Hotel
326	Main	Two-Part Commercial Block	1858	HS	C	Wend's Tap and Restaurant
400	Main	Two-Part Commercial Block	1927	S	C	Budnik, E. F. Building
406	Main	False-Front Commercial Block	1871	HS	C	
408	Main	False-Front Commercial Block	1995	NC	NC	
410	Main	False-Front Commercial Block	2001	NC	NC	
416	Main	Police Station	1956	NC	NC	Lemont Public Safety Facility
418	Main	City Hall/Romanesque Revival	1893	S	C	Lemont Village Hall
15780	New	Freestanding Commercial	1945	C	C	



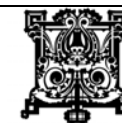
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
15790	New	Utility Building	1888	C	C	Public Service Company of Northern IL
15800	New	Freestanding Commercial	1985	NC	NC	
405	Porter	Side-Gable Cottage	1920	C	C	
409	Porter	Gable Front Cottage	1883	C	C	
411	Porter	Neo-Traditional	1994	NC	NC	
501	Porter	L-Form	1884	C	C	
210	River	Industrial - garage	1980	NC	NC	
220	River	Industrial - garage	1980	NC	NC	
230	River	Pole Barn	1980	NC	NC	
337	River	Industrial - garage	c. 1925	NC	NC	
340	River	Industrial - garage	1950s	NC	NC	
379	River	Gable-Front Commercial Block	c. 1910	NC	NC	
402	Singer	Tudor Revival	1914	S	C	Hoover, John W. and Estelle M. House
405	Singer	Craftsman Bungalow	1922	C	C	
406	Singer	Ranch	1960	NC	NC	
409	Singer	Minimal Traditional	1944	C	C	
410	Singer	Pyramidal Hip Cottage	c. 1910	PS	C	



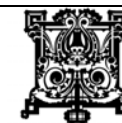
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
411	Singer	Bungalow	1931	C	C	
502	Singer	Gable Front	1890	NC	C	
503	Singer	Queen Anne	1890	S	C	
504	Singer	Queen Anne	1893	S	C	
506	Singer	Italianate	1888	C	C	
507	Singer	Ranch Bungalow	1979	NC	NC	
508	Singer	Neo-Traditional	1998	NC	NC	
509	Singer	Queen Anne	1888	S	C	Warner, Mathew House
510	Singer	Neo-Traditional	2001	NC	NC	
603	Singer	Gable Front	1890	C	C	
607	Singer	Neo-Traditional	1994	NC	NC	
608	Singer	Italianate	1868	HS	C	Singer, Horace House
609	Singer	Queen Anne	1890	C	C	
613	Singer	Upright and Wing	1893	C	C	
614	Singer	Raised Ranch	1962	NC	NC	
615	Singer	Gable Front	1889	C	C	
700	Singer	Queen Anne	1895	S	C	



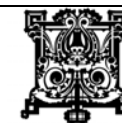
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
701	Singer	Bungalow - Chicago	1928	S	C	Kromryk, Frank House
704	Singer	Gabled Ell	1890	C	C	
705	Singer	L-Form	1891	NC	C	
709	Singer	Bungalow	1912	C	C	
711	Singer	Craftsman Bungalow	c. 1920	PS	C	
712	Singer	Queen Anne	1893	PS	C	Bushiewicz, Kazimier House
715	Singer	Queen Anne	1889	C	C	
719	Singer	Craftsman	1926	C	C	
720	Singer	Gabled Ell	c. 1890	C	C	
721	Singer	Gable Front	1895	C	C	
725	Singer	Queen Anne	1890	PS	C	
726	Singer	Craftsman Bungalow	1915	NC	NC	
729	Singer	Upright and Wing	c. 1890	C	C	
730	Singer	American Foursquare	1919	C	C	
733	Singer	Gabled Ell	1899	C	C	
308	State	Flats	2000	NC	NC	
310	State	Italianate	1867	C	C	



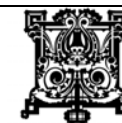
STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
9	Stephen	Side-Gable Cottage	1950s	NC	NC	
11	Stephen	Bungalow	c. 1915-20	C	C	
17	Stephen	No style	c. 1890	C	C	
19	Stephen	No style	c. 1880	C	C	
23	Stephen	Gable Front	1885	C	C	
25	Stephen	Gable Front	1889	C	C	
29	Stephen	Gable Front	1891	HS	C	
31	Stephen	Gable Front	1886	C	C	
33	Stephen	Mansard	1887	NC	NC	
35	Stephen	Gable Front	1881	HS	C	
39	Stephen	Gable Front	c. 1880	HS	C	
42	Stephen	Post Office	1936	S	C	U.S. Post Office, Lemont, IL
43	Stephen	Utility Building- Waterworks/Romanesque Revival	1890-91	HS	C	Village of Lemont Waterworks
44	Stephen	Garage	c. 1925	PS	C	Willys-Knight Dealership
47	Stephen	Freestanding Commercial	1945	C	C	Ordman's Park & Shop
102	Stephen	False-Front Commercial Block	1861, 1895	HS	C	J. H. Tedens & Co./Tedens and Dyshup
103	Stephen	False-Front Commercial Block	1870	HS	C	S. W. Norton General Store Building



STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
105	Stephen	Garage	1957	NC	NC	Hayes and Sons Service Station
106	Stephen	Two-Part Commercial Block	1895	S	C	Tedens, J. H. and Co. Building
107	Stephen	False-Front Commercial Block	1871	S	C	Charles Fruhauf Store/Emil Wend Tavern
108	Stephen	Two-Part Commercial Block/International style	1902	NC	C	Boe's Tavern/Palm Gardens/Ordman's Grocery
110	Stephen	One-Part Commercial Block	c. 1915	S	C	Alex and Ray's Tavern
111	Stephen	Two-Part Commercial Block	c. 1865-7	S	C	Anderson Building/Odin Hall
112	Stephen	False-Front Commercial Block	1874	HS	C	
113	Stephen	Two-Part Commercial Block	c. 1890	C	C	
114	Stephen	False-Front Commercial Block	1855	HS	C	Forzley's General Merchandise
115	Stephen	Two-Part Commercial Block	c. 1924	S	C	
116	Stephen	False-Front Commercial Block	c. 1870	HS	C	
117	Stephen	Two-Part Commercial Block	c.1865-67	S	C	
118	Stephen	False-Front Commercial Block	1876	C	C	Bodenschatz, G. Drug Store Building
119	Stephen	One-Part Commercial Block	1939	C	C	
201-07	Stephen	One-Part Commercial Block	1959	NC	NC	Budnik Building Annex
202	Stephen	Two-Part Commercial Block	c. 1894-5	HS	C	
206-208	Stephen	False-Front Commercial Block	c. 1886	NC	NC	



STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
209	Stephen	False-Front Commercial Block	1997	NC	NC	Delaura Building
210-12	Stephen	False-Front Commercial Block	1884	HS	C	
213	Stephen	False-Front Commercial Block	c. 1870/ 1950s	NC	C	
303	Stephen	Gable Front	c. 1880	C	C	
304	Stephen	Queen Anne	1903	PS	C	
305	Stephen	Gable Front	c. 1890	C	C	
306	Stephen	L-Form	1878	C	C	
307	Stephen	Gable Front Cottage	1888	C	C	
308	Stephen	Gable Front	1888	C	C	
309	Stephen	Upright and Wing	1888	C	C	
420	Talcott	Gable Front	c. 1870	C	C	
422	Talcott	L-Form	c. 1870	C	C	
424	Talcott	Gable Front	c. 1870	C	C	
426	Talcott	Gable Front	c. 1870	C	C	
428	Talcott	Gable Front	c. 1870	C	C	
502	Talcott	Bungalow	1955	C	C	
504	Talcott	Gas Station	1956	NC	NC	



STREET NO.	STREET	ARCHITECTURAL STYLE/TYPE	DATE	RATING	NR DISTRICT RATING	HISTORIC NAME
508	Talcott	Pole Barn	1999	NC	NC	
515	Talcott	Neo-Traditional	1999	NC	NC	

