

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**SENT TO D.C.**

10/8/02

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name      **Waukegan Building**

other names/site number

**2. Location**

street & number      **4 South Genesee Street**      \_\_\_\_\_ Not for publication

city or town      **Waukegan**      \_\_\_\_\_ vicinity

state   **Illinois**      code **IL**      county      **Lake**      code **097**      zip code      **60085**

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide  locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

*William C. ...*  
Signature of certifying official

10-2-02  
Date

Illinois Historic Preservation Agency \_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

Illinois Historic Preservation Agency  
State or Federal agency and bureau

\_\_\_\_\_  
American Indian Tribe

Waukegan Building  
Name of Property

Lake County, Illinois  
County and State

**4. National Park Service Certification**

**ONE OF THESE**

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

**5. Classification**

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

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

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

Contributing	Noncontributing	
<u>  1  </u>	<u>  0  </u>	buildings
<u>  0  </u>	<u>  0  </u>	sites
<u>  0  </u>	<u>  0  </u>	structures
<u>  0  </u>	<u>  0  </u>	objects
<u>  1  </u>	<u>  0  </u>	Total

Number of contributing resources previously listed in the National Register      0

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

N/A

**Waukegan Building**  
Name of Property

**Lake County, Illinois**  
County and State

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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

**COMMERCE/TRADE: Financial Institution**  
**COMMERCE/TRADE: Office Building**  
**COMMERCE/TRADE: Professional**  
**COMMERCE/TRADE: Department Store**

Current Functions (Enter categories from instructions)

**Work in Progress**

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**7. Description**

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Architectural Classification  
(Enter categories from instructions)

**Classical Revival**

Materials (Enter categories from instructions)

Foundation **Concrete**

Roof **Tar paper**

Walls **Brick, Limestone, Granite**

other **Glazed terra cotta**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

**Waukegan Building**  
Name of Property

**Lake County, Illinois**  
County and State

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**8. Statement of Significance**

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

**Architecture**

Period of Significance      **1925**

Significant Dates      **1925**

Significant Person (Complete if Criterion B is marked above)      **N/A**

Cultural Affiliation      **N/A**

Architect/Builder      **St. Louis Bank Equipment Company**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Waukegan Building  
Name of Property

Lake County, Illinois  
County and State

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### 9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository

Waukegan Historical Society

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### 10. Geographical Data

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Acreage of Property **less than one acre**

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	16	431482	4690008	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

**Waukegan Building**  
Name of Property

**Lake County, Illinois**  
County and State

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**11. Form Prepared By**

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name/title **Linda Peters, Architectural Historian**  
organization **Consultant** date **May 21, 2002**  
street & number **435 South Cleveland Avenue** telephone **847/506-0754**  
city or town **Arlington Heights** state **Illinois** zip code **60005**

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**Additional Documentation**

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Submit the following items with the completed form:  
Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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

name **Peter Vole, V.I.P. Holding Co.**  
street & number **P.O. Box 85** telephone **847/914-9881**  
city or town **Lincolnshire** state **Illinois** zip code **60069**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

## Description

### Summary

The Waukegan Building is an eight-story commercial brick building in the Classical Revival style located on the corner of Genesee and Washington streets, the historic center of Waukegan's business district. It has a modified, L-shaped plan with the principal elevation, or east elevation, on Genesee Street and a secondary elevation, north elevation, on Washington Street. The walls are light brown brick with limestone detailing while the foundation is concrete with reinforcing bars. The roof is flat with two radio and television antennas. The principal elevations are divided vertically into the classical tripartite sections consisting of a base, or the lower two stories, shaft, the middle five stories, and capital, the top floor, frieze and attic story. On the principal elevation, a slightly projecting portico supported by freestanding columns, with two pilasters on each side, frames the original entrance to the Waukegan National Bank. White-glazed terra cotta tiles form the frieze, capping cornice and attic story on the east and north elevations. A shield flanked by cornucopias is centered within the attic story on the east elevation. The exterior of the building is intact with the exception of four missing cornice tiles on the east elevation whereas the interiors have been continuously altered. (1) They retain remnants of the lobby's split staircase leading to the banking hall and vaults; however, there is also evidence of disuse and water damage. There is no landscaping on the property.

### Location and Setting

Waukegan is located in extreme northeastern Illinois on the western shores of Lake Michigan about 45 miles north of Chicago. The shoreline, or flats, contains industrial structures, highways, and railroad tracks with a station. The city proper is situated on a 70-foot bluff threaded by ravines. Two blocks west of the bluff edge is Genesee Street, the principal, historic, north-south commercial corridor. Washington Street, the zero line for north-south addresses, is one block south of the Waukegan Historic District, a residential area listed on the National Register of Historic Places. In addition to the Waukegan Building, a 2-story bank building, originally the First National Bank, on the southeast corner also anchors the intersection. The commercial corridors along Genesee and Washington Streets are a mixture of mostly 2-3 story structures, of various ages from the last century, with the notable exceptions of the 12-story Waukegan Hotel, 102 Washington Street, and the 9-story Karcher Hotel, two blocks west at Utica and Washington. Waukegan is the Lake County seat and a concentration of contemporary county buildings dominates County Street, one the block west of Genesee.

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WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

**Description (continued)**

**Physical Description**

The Waukegan Building is an example of a commercial building in the Classical Revival style. It is an eight-story brick building with a coherent classical vocabulary expressed in brick, polished granite, limestone and glazed terra cotta. (Figure 1) The foundation walls are two feet thick with reinforcing bars. The interior walls are made of a material that resembles Duntile, a hollow, lightweight, concrete tile that was produced in the region at that time. (2) The footprint is roughly rectangular measuring 93' x 127'.

**Principal (East) Elevation:** The main entrance is centered on the symmetrical façade and is framed by a slightly projecting portico supported by two-story freestanding columns. (Figure 2) This defines the height of the building's base. Paired pilasters frame the recessed entry. The capitals above the columns and pilasters have three raised circles at the neck with the egg and dart motif on the abacus. (Figure 3) The raised circles are repeated at the frieze level, within the metopes, centered over the pilasters. The ceiling of the recessed area is coffered. The existing metal frame doorway is a later alteration, but the opening appears to be original. The recessed entry and framing pilasters form the central bay that projects slightly from the building's full height and corresponds to the location of the interior banking hall on the first floor. The smooth columns, pilasters and spandrels are limestone with polished granite column bases and bulkheads. Some of the recessed spandrels are painted aqua which is not original. The mezzanine level has Chicago-style windows. Stringcourses at the top of the second and third stories contribute to the horizontal emphasis and anchor the building's base. A sign, "Waukegan Building", is centered within the frieze at ground level.

The middle stories continue the rhythm of the ground floor pilasters with raised brick pilasters rising to a stringcourse at the base of the eighth floor. On the top floor there is a loggia with four, one-story, columns that are octagons in section. The recessed width is equal to the width of the ground floor, recessed entry. The frieze is composed of shields capping the pilasters alternating with recessed panels outlined with a twisted rope motif. Above the capping cornice is an attic story of low relief, molded tiles in a round-arch pattern. (Figure 4) In the center of this elevation is a shield with a low relief design of three horizontal rows of stars with vertical stripes below. The shield is set in a concave surrounding wall surmounted by a green garland. Cornucopias, symbols of abundance, with red, green and yellow apples flank the shield. (Figure 5) Green and pink banners ripple above the cornucopias. All coloration is glazed terra cotta.



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WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

### Description (continued)

**Secondary (North) Elevation:** At ground level, the corner is chamfered creating a secondary entrance. The opening appears to be original, but the metal doorframe is a later alteration. The design and materials of this elevation are identical to the east elevation without the central doorway and cornucopias at the attic level. (Figure 6) Instead the elevation is divided into six equal bays with the same tripartite vertical organization. (Figure 7) Double-hung sash windows span the space between pilasters. The western-most ground floor window has been filled with glass blocks.

**Side (South) and Rear (West) Elevations:** These elevations are treated in a utilitarian fashion with lighter brown brick. The southern and western-most are nearly solid walls showing remnants of a painted advertisement by Chandler's, a former retail tenant. The other two surfaces indicate fenestration patterns corresponding to interior office spaces. (Figure 8)

**Interiors:** The interiors have parts of the original floor plans and surface finishes. (3) The first two levels are essentially rectangular in plan with the exception of a notched corner on the northwest side which is space belonging to the neighboring structure. The entrance at 4 South Genesee leads to the lobby. The walls are surfaced with rectangular marble panels of gray and beige-toned coursed marble. White plaster trim outlines the wall/ceiling juncture and covers the ceiling's surface. The same plaster trim creates the capitals on pilasters and columns. (Figure 9) Three circles in shallow relief are located within the abacus, as on the exterior columns. The ceiling is beamed. The undersurfaces of the beams have an incised Greek key pattern which is painted gold. A two-level trim of the egg-and-dart motif surmounted by acanthus leaves outlines the ceiling areas created by the intersecting beams. These are also painted gold. The original brass mail drop by the American Mailing Device Corporation is attached to the wall between the two lobby elevators. (Figure 10)

Directly opposite the main entrance is a split staircase, 17' wide, the outer two runs leading up to the original banking hall. The hall is the largest interior space measuring 78'4" x 45'3". A dropped ceiling now covers the original ceiling which is a coffered ceiling with polychromed edges. The coffered or paneled ceiling motif extends, therefore, from the recessed exterior entry, through the lobby and into the hall. (4) The center stair run leads down to the basement vault room. At lobby level, there is an iron railing with iron balusters alternating between curvilinear shapes within straight balusters and spindle-shaped balusters. (Figure 11) A seven-

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WAUKEGAN BUILDING

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**Waukegan Building  
Lake County, IL**

**Description (continued)**

foot iron gate extends across the base of this staircase. It has spear-shaped balusters. (Figure 12) In the northeast corner of the lobby, a dogleg staircase leads to the second floor. The iron balustrade has square newel posts with pyramidal caps. The balusters are in groups of three, the outer two square in section while the center one is twisted. (Figures 13, 14)

On the second floor, offices are arranged around the two story banking hall space. On the third floor, the plan converts to the "L" shape. This allows greater light and air exposure for the upper stories and skylights over second floor spaces. The Genesee street side has a double-loaded corridor while the Washington side has a single-loaded one. (Figures 15, 16) The office spaces are generally one-office deep while one or two offices may have a small ante-room, possibly a former reception area. Enclosed dogleg staircases connect the floors. These are located on the south side of the elevator shafts. Two-stall bathrooms are situated at each stairwell landing. They alternate between ladies and men's restrooms. (Figure 17)

Floors four through eight continue the same corridor arrangement. The office space plan of each of these floors varies based on office configurations and dimensions. On the sixth and eighth floors, the corridor has been narrowed creating larger office spaces. Also on the eighth floor, two doors lead from the interior space to the recessed loggia on the Genesee elevation. (5) (Figures 18, 19)

The basement level includes a vault room with concrete walls 2'6" thick measuring 35' x 18'. The circular vault door is by the Mosler Safe Company. It is off its hinges and on the floor near the vault entrance. (Figure 20) Smaller rooms for the original coal pit and boiler rooms are spaced around the perimeter. One of these perimeter rooms suggests a second vault with walls 2' thick and measuring 23'8" x 21'2".

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WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

**Statement of Significance**

Historic Trends

The Waukegan Building is locally significant under Criterion C for architecture as an example of the Classical Revival in early twentieth century commercial architecture. It is Waukegan's first skyscraper and, upon completion in March, 1925, it was the tallest and largest building in Lake County. Retaining its original exterior, it remains a coherent design that applies the classical vocabulary to a multi-story, commercial structure. The two principal elevations are symmetrically arranged and divided into bays demarcated by columns and pilasters. They establish a rhythm at ground level that rises through eight stories. The vertical emphasis allows for restatement of the tripartite classical division of the vertical form and accentuates the building's height and mass that anchors the commercial district. The rise is terminated by an imposing entablature consisting of a frieze, dentils and repetitive cornices marking the skyline. The resulting visual effect is one of a unified vertical form, with a beginning and an end. Later skyscrapers would rise visually unimpeded beyond the top story. The Waukegan Building reflects the trend in bank architecture of the first quarter of the twentieth century with expressed solidity, entrances leading to large banking halls and visible vault locations.

During the last quarter of the nineteenth century and the early years of the twentieth century, the skyscraper became the symbol of American ingenuity and enterprise. Developed in Chicago, its plan and structure were universally adopted. However, the Columbian Exposition, also in Chicago, in 1893, was equally influential during the same decades and resulted in the ensuing parade of historical architectural styles and devices. This eclecticism, or revivalist architecture, dominated the design of public buildings through 1930. American architects trained in Paris at the Ecole des Beaux Arts returned to America, trained in these styles, and a public, fully versed in the styles, hired them. American architectural schools began patterning their programs after the Ecole. As a result, monuments to historical styles appeared all over America, oftentimes stretched across towering facades. The Classical Revival style was one of these.

American bank building construction took its inspiration, for the most part, from Classical architecture. Not only the structure but the principles of finance were rooted in the Roman civilization. Just as the Romans used their temples to house government banks, the classical temple came to represent the same principles in the United States. The structure that houses

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WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

**Statement of Significance (continued)**

these ideas must convey importance, permanence, monumentality and clarity of design.

Bank construction is the core of the commercial district. These buildings are an index of the community's achievement, health and its potential. Major cities set the tone for smaller communities so that throughout the United States there is hardly a small town that does not boast of bank buildings as the most pretentious building in their community. Local residents wanted their commercial buildings to appear urban.

The most favorable locations for a bank were the corner or a wide avenue or public square. The most decorated elevation should face the principal street and serve as the entrance. Lot configuration was the most significant determinant of form. The L-shaped plan was ideal for a narrow corner lot with the lower two or three stories consuming the lot boundaries while the upper stories assumed the "L" shape. Abutting structures adjacent to the bank added to the significance of the collective image. In the first quarter of the twentieth century, the design of bank interiors favored an entrance leading to the large banking room or hall. Patrons entered a lobby and then proceeded towards a spacious hall whose size reinforced the customer's sense of the bank's solidity and safety. Vaults were prominently displayed. There was a close and convenient connection between the working space and the employees who conveyed the valuables to vaults and safes at the end of each day. (6)

**The Waukegan Building and the City's History**

The Waukegan Building was built by the Waukegan National Bank eighty-four years after the settlement of Little Fort in 1841. In 1849, voters adopted the Pottawatomie synonym changing the town's name to Waukegan. Early on the young settlement took advantage of its natural harbor and established manufacturing firms that included wagon makers, lumberyards, reapers and mowers, foundries, stove and pump works. The first bank was established soon after in the 1850s and, by 1900, there were three banks showing deposits valued at \$2 million. Waukegan experienced significant population expansions after both World Wars. By 1920, it had a population of 19,226, a 19.6% increase over the 1910 census.

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WAUKEGAN BUILDING

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**Waukegan Building**  
Lake County, IL

**Statement of Significance (continued)**

In 1914, four husband and wife teams transferred their title to the property at Genesee and Washington Streets to the Waukegan National Bank Corporation. (7) The bank outgrew its original quarters at that location and hired the St. Louis Bank Equipment Company to build a larger structure on the same site at a cost of \$750,000. The bank moved into temporary quarters, one storefront to the west on Washington street, and in early 1924, the existing three-story structure was demolished and construction began. This coincided with a building boom that continued in Waukegan until 1929.

Newspaper accounts described the progress of construction. They announced that work started on the well and that a fountain would be installed for public use. When the brickwork and the frieze were completed, Waukegans watched as workers, dangling from cranes eight stories up, removed the scaffolding. On Saturday, March 7, 1925, the bank was opened for public viewing and thousands passed through. (8)

The Waukegan National Bank, Walgreens, and the Public Service Company of Northern Illinois, offices for a utility, occupied the ground floor of the Waukegan Building. The eighth floor was home to the Chicago Chamber of Commerce and the Lake View Grill. (9) The other floors were completed by the summer and these offices housed physicians, dentists, attorneys, insurance companies and real estate firms.

Newspaper accounts note that "[a]rt and business have been splendidly blended [in the bank's interiors]" (10) There were huge safes, marble floors and ceilings of every color, beautiful lighting systems, modern lobbies and wickets. From the 8<sup>th</sup> floor, the Chamber employees could proudly point to the factory district on the flats, the new business district to the south and several buildings under construction. (11)

However, the stock market crash and ensuing depression took its toll. By 1931, the era of closed banks had begun and two Waukegan banks closed permanently including the Waukegan National Bank. (12) The Citizens National Bank occupied the space until they moved into their new home in 1937. Since then the building was leased to a series of retail stores, such as Chandler's, and professional firms. It has been vacant since 1985.

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WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

Statement of Significance (continued)

St. Louis Bank Equipment Company

The St. Louis Bank Equipment Company was incorporated on December 2, 1913. Four men bought the defunct St. Louis Bank Fixture Company and opened a woodworking shop in downtown St. Louis. To remain competitive in the financial building industry, they added architectural design and construction services to the woodworking shop. In 1925 they moved to larger offices located at Ninth and Sidney Streets in downtown St. Louis. (13)

The sign that was posted at the construction site of the Waukegan Building advertised that the St. Louis Bank Supply Company designed and was constructing this building. The sign also stated that the firm had offices in Kansas City and in Memphis. (14) The day of the bank opening, the Waukegan Daily Sun reported that they garnered "two big new contracts to outside cities by simply taking the prospective customers through the local institutions." (15)

The history of the St. Louis Bank and Equipment Company mirrors the growth patterns of American financial institutions. After its formation, the firm specialized in manufacturing and installing wood cabinetry, teller cages, letter trays and other wood fixtures. By the end of World War I, the company added vaults, iron bars, safes and various other metal products, all of which are evident in the Waukegan Building lobby. With the addition of fixture design and installation, the company realized that full design, planning and construction management was needed. When added to their services, they became perhaps the first design/build firm serving the financial industry. During the depression there was almost a complete halt in bank construction. The company turned to manufacturing pinball machines, furniture, and designed and built mausoleums, in order to keep its team of cabinetmakers, planners and builders together. Bank construction resumed in the late 1930s; but during World War II, it was once again forced to expand its business into government contracts for grain bins, housing and storage crates. After the war, the company, now called Bank Building, changed with the innovations in bank design, including consumer-oriented lobbies, branch banking, and drive-up teller stations. (16)

They built two other banks that are listed in the National Register of Historic Places. The German Bank Building of Walnut, Pottawattamie County, Iowa, 1884, was one of their first commissions. They remodeled the existing commercial building in 1916 and again in 1920. It is a two-story brick building with both Mission features and Classical Revival elements. The Citizens National Bank, Springville, Erie County, New York, 1939, exemplifies the Moderne style. (17)

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WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

**Statement of Significance (continued)**

**Similar Properties in Waukegan**

Construction of the Waukegan Building in 1924-25 signaled a building boom in Waukegan that lasted until 1929. It also established a building envelope that would set the height standard for the commercial corridor. Two other commercial buildings followed in the Classical Revival style, differentiated by Renaissance Revival details. The Karcher Hotel, completed in 1926, designed by B.K. Gibson of Chicago, is at the corner of Washington and Utica streets, two blocks west of the Waukegan Building. It is a 9-story, red brick and stone building with a clearly demarcated base, shaft and capital division. Ornamental stonework in delicate low relief is confined to the ground level stringcourse, second floor lintels and frieze and top floor cornice.

The second building is the former Waukegan Hotel, 102 Washington Street, completed in 1927, one block east of the Waukegan Building. The architect is unknown. It is another example of the Classical Revival style with Renaissance Revival details. Its twelve-story vertical mass is divided into three parts as are the Waukegan Building and the Karcher Hotel. The Hotel's soaring bulk subordinates its shallow surface ornamentation to triangular pedimented windows, segmental arches capping corner windows with applied balustrades. The Hotel Waukegan was added to the National Register of Historic Places in 1994.

The Karcher Hotel and the Hotel Waukegan are significant as Classical Revival structures with Renaissance Revival details whereas the Waukegan Building remains the only coherent example of the Classical Revival in Waukegan with Greco-Roman details notable for their solidity, weightiness and sculptural quality. Additionally, it was designed and constructed by perhaps the earliest design/build firm in the financial sector, the St. Louis Bank and Equipment Company. As such, it is a significant example of a revivalist style and retains its historic integrity and association with downtown Waukegan during one of its periods of expansive growth. The owner has plans to rehabilitate the building and reopen the office spaces.

**Endnotes**

1. Photographs indicate that a clock once projected from the corner at the second story level. Collection of the Waukegan Historical Society.
2. The original building permit from 1924 does not exist. Peter Vole, V.I.P. Holding Company, the current owner, provided this information.

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WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

Statement of Significance (continued)

3. The Waukegan Building Department has the permits from 1962-1997 that indicate alterations such as electrical upgrades, remodeling, the addition of air conditioning, a dark room, antenna permit, and the addition of the southern-most elevator in 1969. The current owner uses some of the spaces for storage. Remnants Grace of God Church is the tenant at 8 South Genesee. The space is used for church programs.
4. During my walk-throughs the power was not on and I could not see the wall surfaces or the floor. The space is almost entirely used for storage with a narrow path through it. I had glimpses of the original ceiling through gaps where dropped ceiling panels were missing.
5. It is uncertain how much the current floor plans represent the original space configuration. The original plans have not been located and recent permits demonstrate interior alterations.
6. \_\_\_\_\_. "Recent Bank Buildings." p. 7.
7. The couples were John W. Barwell and wife Hattie, J. Preston Arthur and wife Tracy, Fred W. Buck and wife Edith L., and Clarence W. Diver and wife Grace, all of Waukegan. Fred W. Buck, also mayor of Waukegan from 1909-10, served as the bank's vice president. The 1925 Waukegan city directory lists him as building manager. Grantor-grantee indexes, Lake County Recorder's office.
8. \_\_\_\_\_. "Crowds in the Two Banks." and "Throngs Crowd Bank Buildings." Interestingly, the First National Bank, across Genesee Street, opened its new building on the same day.
9. Mr. And Mrs. Percy Wilson, who also ran the Plaza Hotel café, managed the grill.
10. \_\_\_\_\_. "Throngs."



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Continuation Sheet**

Section number 8 Page 11

WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

**Statement of Significance (continued)**

11. On opening day, local florists complained they wouldn't be able to supply enough flowers for the occasion even though they had planned ahead. Each visitor to the Public Service Company received a carnation and bouquets from well wishers besieged the new offices. Children were given combination "bullet" pencils, the women-pocketbooks and key cases for the men. At noon, bank employees and their families were treated to a chicken dinner. One hundred people attended that dinner.
12. In 1923, there were 1,908 banks in Illinois and the majority were not strong because there were no reserve requirements. Carlton, p. 61. Federal insurance on deposits came later as did federal and state laws requiring minimum capital of \$50,000.
13. The 1925 St. Louis City Directory lists them along with the St. Louis Bank Building Company and the St. Louis Bank Fixture Company. All three had the same address and listed the same directors. The entity changed its name six times between 1913-40.
14. The author is concluding that the St. Louis Bank Equipment Company and the St. Louis Bank Supply Company are one and the same. Collection of the Waukegan Historical Society, photograph file.
15. \_\_\_\_\_ "Throngs."
16. Bank Building had subsidiaries including the Loughman Cabinet Co., BBC Health Care Industries, Inc., and BBC Real Estate Services Corp. "A Brief History....", 2.
17. The Bank Building and Equipment Corporation of America was liquidated in 1991. The committee overseeing the liquidation was seeking \$23 million in actual damages and another \$23 million in punitive damages against three former officers of the defunct company. At its peak, the company employed about 600 people. The Loughman Division was the fourth largest architectural woodworking firm in the United States in 1989. St. Louis Business Journal, 6A.

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WAUKEGAN BUILDING

Waukegan Building  
Lake County, IL

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Continuation Sheet**

Section number 9 Page 13

WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

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Continuation Sheet**

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WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

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**Note:**

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## National Register of Historic Places Continuation Sheet

Section number 10 Page 15

WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

### Geographical Data

#### Verbal Boundary Description

Lot 1 (except the West 52.18 feet of the North 23 ½ feet thereof) also the North 25 feet of Lot 2 in block 25 in the original town of Little Fort (now City of Waukegan) in Lake County, Illinois.

#### Boundary Justification

The title records and subsequent permit applications specify this legal description as the boundary.

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# National Register of Historic Places Continuation Sheet

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WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

### Additional Documentation

Linda Peters took all the photographs in May and July, 2002 and she has the negatives.

- #1. View from the northeast showing the east (Genesee) and north (Washington) elevations.
- #2. View from the east of the main entrance on the east elevation.
- #3. View from the east of a detail of the main entrance.
- #4. View from the east of the upper stories on the east elevation.
- #5. View from the east of the attic level on the east elevation.
- #6. View from the north of the ground level of the north elevation.
- #7. View from the north of the upper stories of the north elevation.
- #8. View from the southwest of the rear of the building.
- #9. Interior: lobby pilaster and beam detail.
- #10. Interior: lobby letter box.
- #11. Interior: lobby: door at southwest corner and split staircase railing.
- #12. Interior: vault entrance at base of split staircase.
- #13. Interior: lobby, northeast corner detail.
- #14. Interior: lobby, northeast corner, detail of staircase and balusters
- #15. Interior: double-loaded corridor on third floor.

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WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

**Additional Documentation (continued)**

- #16: Interior: single-loaded corridor on third floor.
- #17: Interior: washroom off stairwell.
- #18: Interior: Eighth floor: doorway leading to portico
- #19: Exterior: Portico columns on eighth floor
- #20: Interior: Vault door
- #21: Interior: Seventh floor: detail of office door and transom window

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WAUKEGAN BUILDING

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Waukegan Building  
Lake County, IL

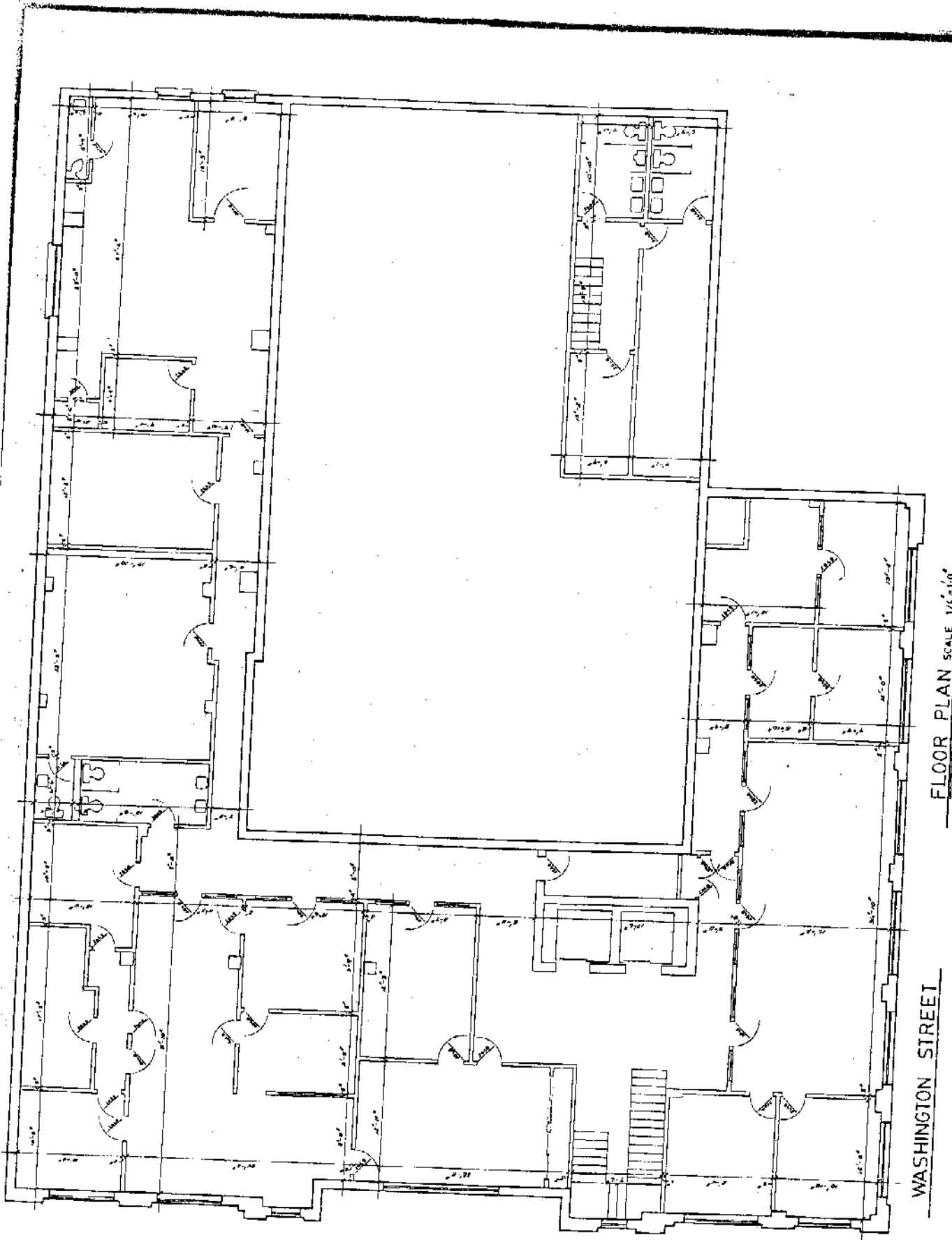
### Owner Information

The fee simple owner is:

Mr. Peter Vole, President  
V.I.P. Holding Co.  
P.O. box 85  
Lincolnshire, IL 60069

847.914.9881  
847.338.1260  
847.335.4800





FLOOR PLAN SCALE 1/4"=1'-0"

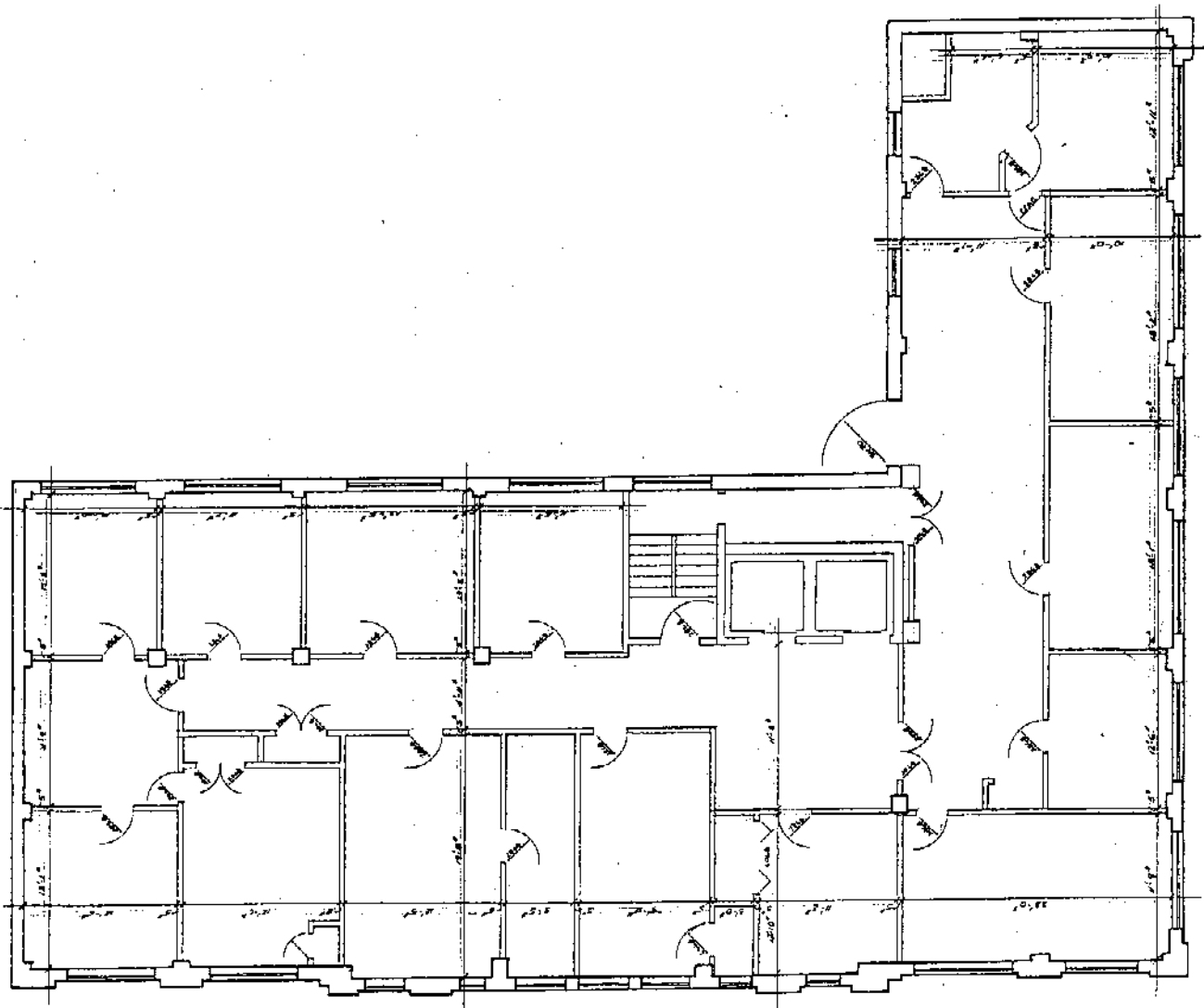
WASHINGTON STREET

GENESEE STREET

**Georgi Associates**  
 ARCHITECTS  
 317 N. 14th St. - 4th Fl.  
 Waukegan, Ill. 60087

THE V.I.P. BUILDING FORMALLY THE WAUKEGAN BUILDING  
 SECOND FLOOR PLAN

ARCHITECTS' CERTIFICATION  
 I HEREBY CERTIFY THESE DRAWINGS WERE DRAWN AND  
 WERE COMPLETED UNDER MY CLOSE PERSONAL SUPERVISION AND  
 TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE  
 BUILDING AND ZONING ORDINANCES OF WAUKEGAN, ILLINOIS  
 REGISTERED ARCHITECT



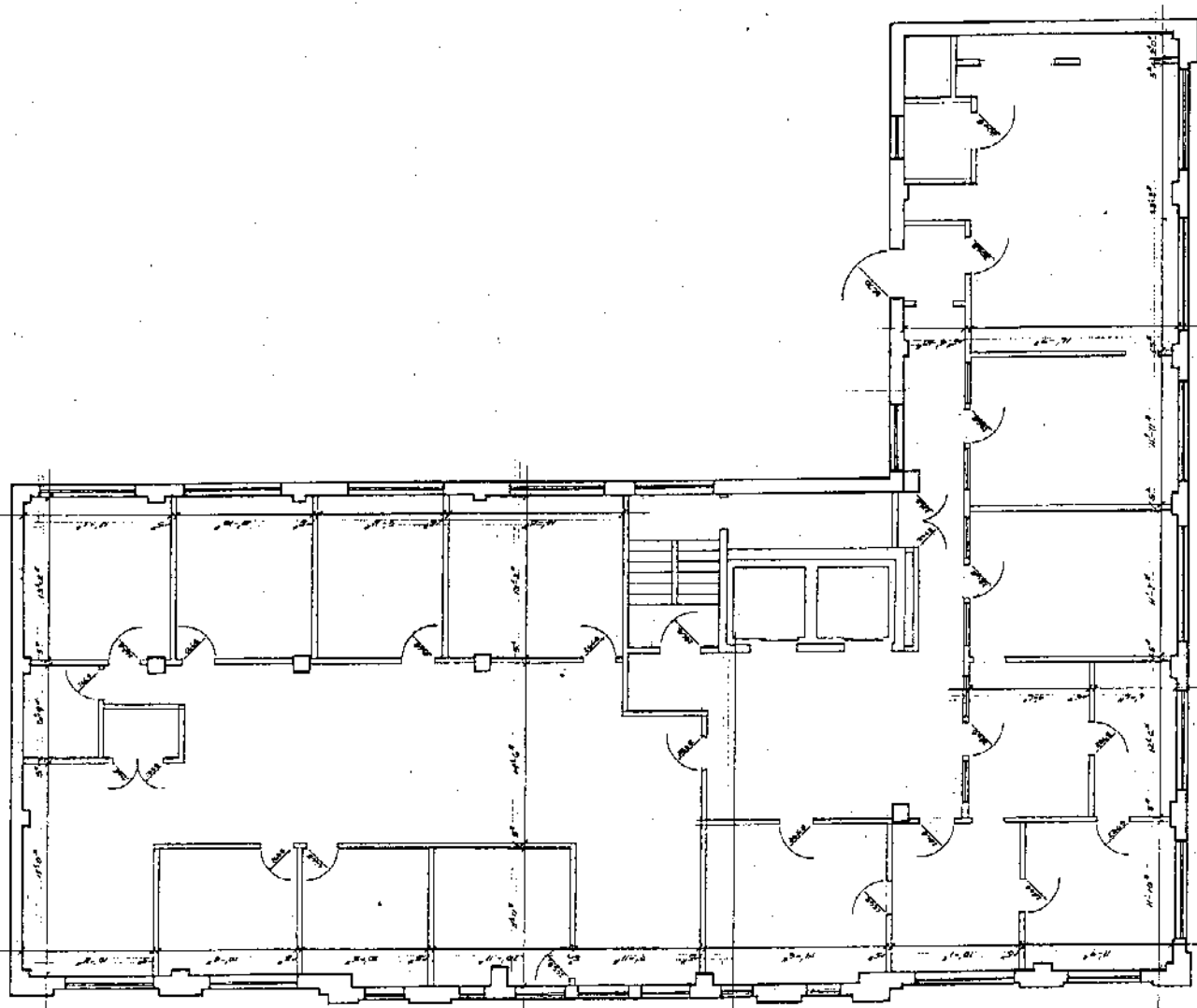
WASHINGTON STREET FLOOR PLAN SCALE 1/8" = 1'-0"

GENESEE STREET

ARCHITECTS CERTIFICATION  
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 THEY COMPLY WITH THE ZONING AND BUILDING CODES OF THE  
 CITY OF WAUKEGAN, ILLINOIS  
 REGISTERED ARCHITECT

THE V.I.P. BUILDING FORMALLY THE WAUKEGAN BUILDING  
 FOURTH FLOOR PLAN

**Georgi Associates**  
 5230 N. RIVERWOODS LINCOLN PARK IL 60015  
 312-945-4541  
 DATE 2/27/62  
 CON. # 1  
 SHEET 5  
 OF 7



GENESSEE STREET

WASHINGTON STREET FLOOR PLAN SCALE 1/4" = 1'-0"

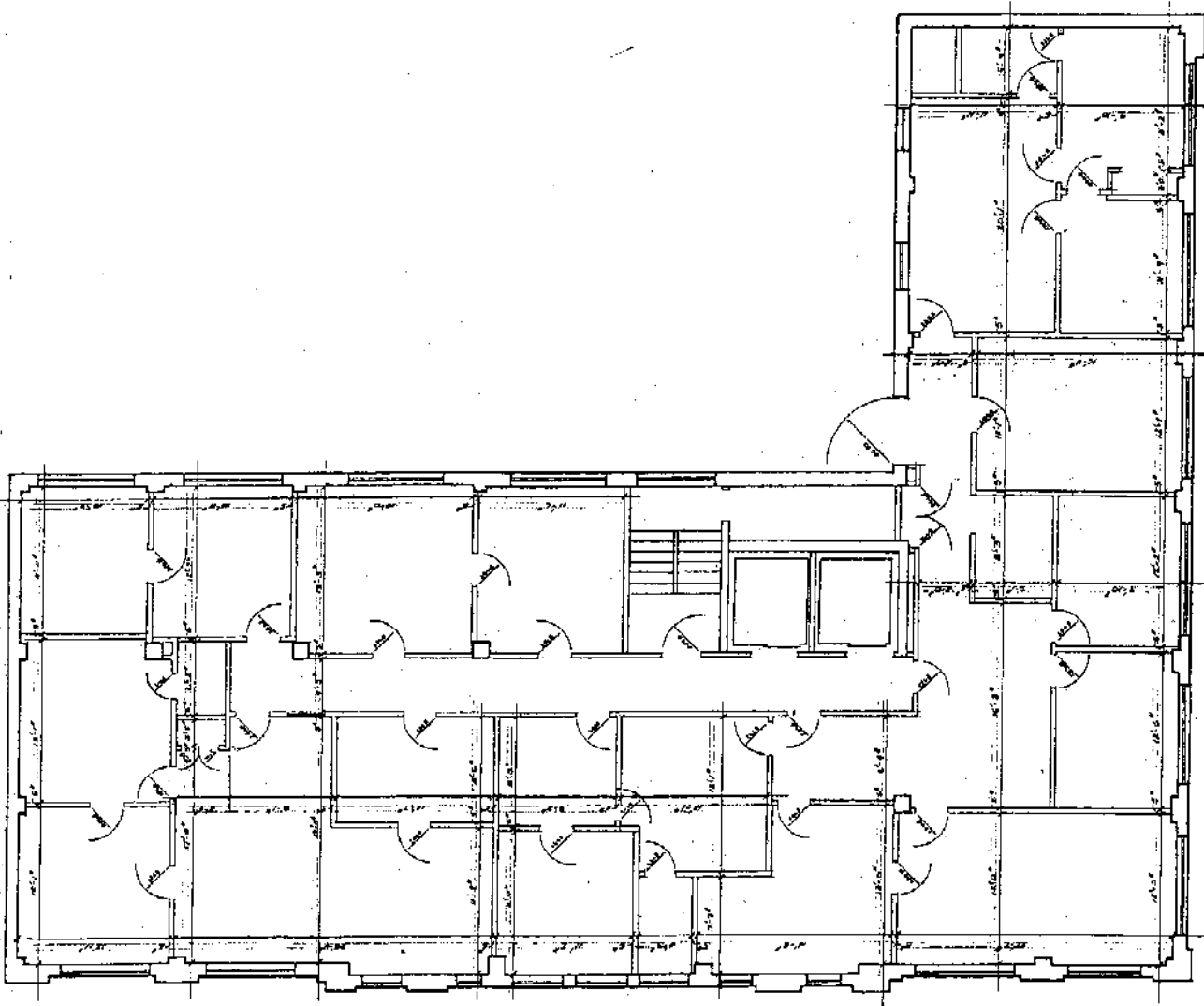
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 CITY OF CHICAGO, ILL. REGISTERED ARCHITECT

THE V.I.P. BUILDING FORMALLY THE WAUKEGAN BUILDING  
 FIFTH FLOOR PLAN

**Georgi Associates**  
 312-942-8141  
 2303 N. RIVERWOODS, LINCOLN PARK, ILL. 60612

DATE	3/27/87
BY	A.J.G.
CHECKED	
DATE	

6

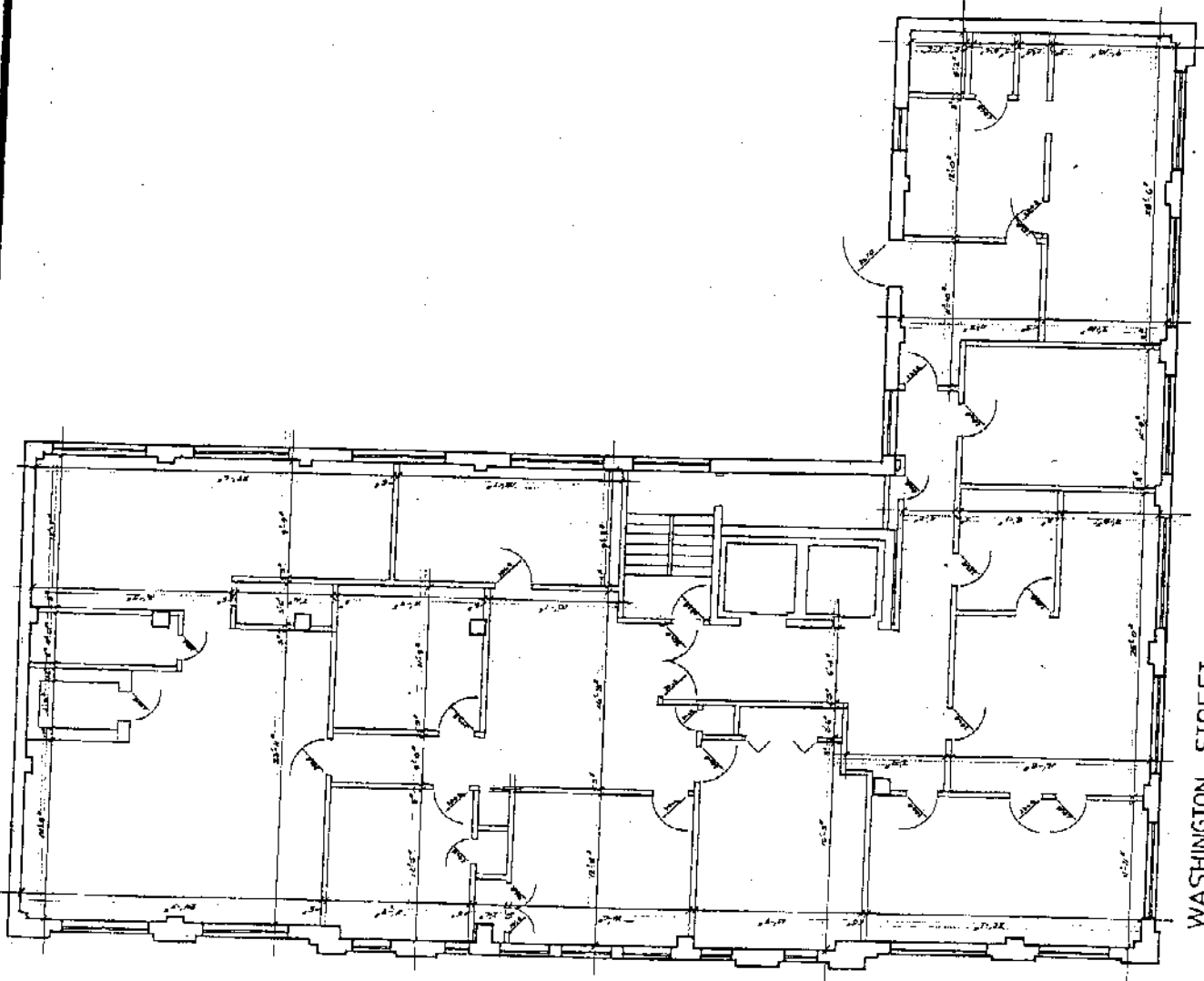


WASHINGTON STREET FLOOR PLAN SCALE 1/4"=10'

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 CITY OF WAUKEGAN, ILLINOIS  
 REGISTERED ARCHITECT

THE V.I.P. BUILDING FORMALLY THE WAUKEGAN BUILDING  
 SIXTH FLOOR PLAN

<b>Georgi Associates</b> ARCHITECTS & PLANNERS 317-143-6564 1100 W. WASHINGTON ST. CHICAGO, ILL. 60606	DRAWN BY DATE
	CHECKED BY DATE



FLOOR PLAN SCALE 1/4" = 1'-0"

WASHINGTON STREET

GENESEE STREET

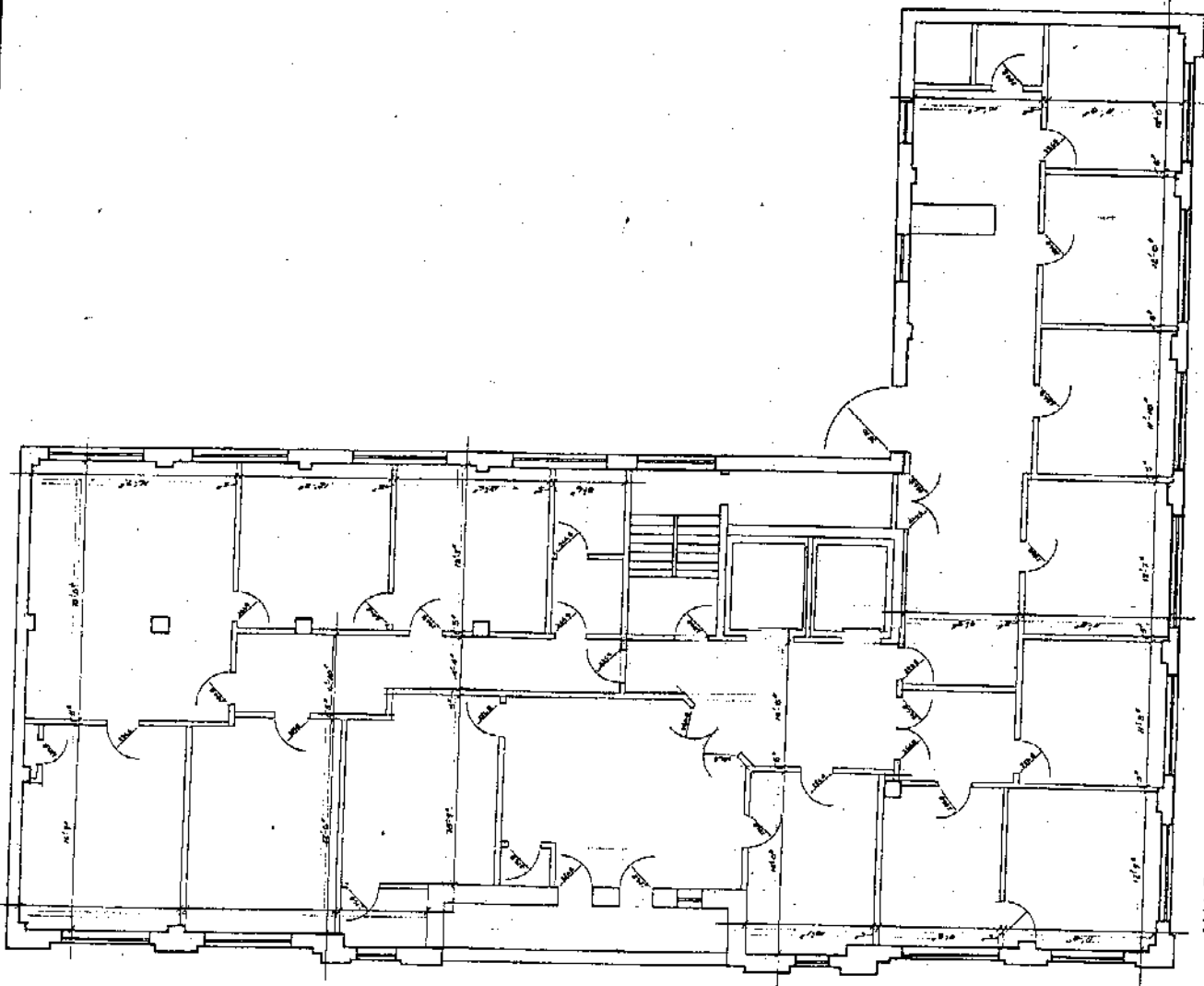


**Georgi Associates**  
 INCORPORATED  
 311-441-6541  
 1400 N. BROADWAY, SUITE 200, WASHINGTON, D.C. 20004

DATE: 3/27/71  
 DRAWN BY: J.L.G.

THE V.I.P. BUILDING FORMALLY THE WAUKEGAN BUILDING  
 SEVENTH FLOOR PLAN

ARCHITECTS' CERTIFICATION  
 I HEREBY CERTIFY THESE DRAWINGS WERE COMPLETED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE ZONING AND BUILDING CODES OF THE CITY OF WASHINGTON. REGISTERED ARCHITECT



WASHINGTON STREET  
 FLOOR PLAN SCALE 1/8" = 1'-0"

GENESEE STREET  
 N

ARCHITECTS' CERTIFICATION  
 I HEREBY CERTIFY THESE DRAWINGS WERE COMPLETED UNDER  
 MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE  
 THEY COMPLY WITH THE ZONING AND BUILDING CODES OF THE  
 CITY OF CHICAGO. ALL THIS I DO AS A REGISTERED ARCHITECT.

THE V.I.P. BUILDING FORMALLY THE WAUKEGAN BUILDING  
 EIGHTH FLOOR PLAN

**Georgi Associates**  
 ARCHITECTS  
 312 - 945 - 6347  
 CHICAGO, ILLINOIS

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CALIFORNIA, SANTA BARBARA COUNTY, Point Sal Ataje, Address Restricted, Point Sal Highlands vicinity, 02001392, LISTED, 11/21/02

GEORGIA, JENKINS COUNTY, Millen High School, 100 Cleveland Ave., Millen, 02000842, LISTED, 11/21/02

GEORGIA, PUTNAM COUNTY, Rockville Academy and St. Paul Methodist Church Historic District, E of Eatonton and S of GA 16, Rockville Rd., Eatonton vicinity, 02001382, LISTED, 11/19/02

ILLINOIS, COOK COUNTY, Automatic Electric Company Building, 1001 W. Van Buren, Chicago, 02001386, LISTED, 11/20/02

ILLINOIS, COOK COUNTY, Berwyn Health Center, 6600 W. 26th St., Berwyn, 02001352, LISTED, 11/21/02

ILLINOIS, COOK COUNTY, Fuller Park, 331 W. 45th St., Chicago, 02001347, LISTED, 11/20/02 (Chicago Park District MPS)

ILLINOIS, COOK COUNTY, Maxwell--Briscoe Automobile Company Showroom, 1737 S. Michigan Ave., Chicago, 02001349, LISTED, 11/19/02 (Motor Row, Chicago, Illinois MPS)

ILLINOIS, COOK COUNTY, Motor Row Historic District, Roughly bounded by 22nd St., Indiana St., 24th Place, and Wabash St., Chicago, 02001387, LISTED, 11/18/02 (Motor Row, Chicago, Illinois MPS)

ILLINOIS, COOK COUNTY, Norwood Park Historical District, roughly bounded by Harlem Ave., Nagle Ave., Bryn Mawr Ave., and Avondale St., Chicago, 02001350, LISTED, 11/21/02

ILLINOIS, COOK COUNTY, Scoville Place, Jct. of Lake St. and Oak Park Ave., Oak Park, 02001351, LISTED, 11/21/02

ILLINOIS, LAKE COUNTY, Waukegan Building, 4 S. Genesee St., Waukegan, 02001355, LISTED, 11/21/02

ILLINOIS, MADISON COUNTY, Collins, Daniel Dove, House, 621 W. Main St., Collinsville, 02001385, LISTED, 11/21/02

ILLINOIS, MADISON COUNTY, Norodni Sin, 209-211 E. Vandalia, Edwardsville, 02001353, LISTED, 11/21/02

ILLINOIS, OGLE COUNTY, Buffalo Grove Lime Kiln, Galena Trail Rd., Polo, 02001348, LISTED, 11/20/02

ILLINOIS, WILLIAMSON COUNTY, Stotlar, Ed. M., House, 1304 W. Main St., Marion, 02001354, LISTED, 11/21/02

IOWA, HARRISON COUNTY, Woodbine Normal and Grade School, 5th and Weare, Woodbine, 02001227, LISTED, 11/18/02 (Public Schools for Iowa: Growth and Change MPS)

MISSISSIPPI, GREENE COUNTY, Vernal Presbyterian Church, 455 McInnis--Vernal Rd., Lucedale vicinity, 02001389, LISTED, 11/18/02

MISSISSIPPI, HINDS COUNTY, Naval and Marine Corps Reserve Center, 181 S Jefferson St, Jackson, 02000209, LISTED, 11/19/02

MISSISSIPPI, HINDS COUNTY, Welty, Eudora, House, 1119 Pinehurst St., Jackson, 02001388, LISTED, 11/21/02

MISSISSIPPI, UNION COUNTY, New Albany Downtown Historic District, Roughly bounded by W. and E. Main, Camp St., and former St. Louis and San Francisco RR tracks, New Albany, 96001266, ADDITIONAL DOCUMENTATION APPROVED, 11/06/02

MISSOURI, COLE COUNTY, Kaulien Mercantile Company, 900 and 902 E. High St., Jefferson City, 02001402, LISTED, 11/21/02

MISSOURI, JACKSON COUNTY, Kansas City Club Building, 1228 Baltimore Ave., Kansas City, 02001401, LISTED, 11/19/02

MISSOURI, JACKSON COUNTY, TWA Corporate Headquarters' Building, 1735-1741 Baltimore Ave.--1740 Main St., Kansas City, 02001403, LISTED, 11/20/02

MISSOURI, JACKSON COUNTY, West Ninth Street--Baltimore Avenue Historic District (Boundary Increase I), West 100 blk. of 10th St. and 1000 blk. of Baltimore Ave., Kansas City, 01001413, LISTED, 11/20/02

MISSOURI, MARION COUNTY, Maple Avenue Historic District, Roughly bounded by Broadway and Center St., Alley to North St., Dulany to Section, Hannibal, 02001404, LISTED, 11/21/02

MONTANA, LEWIS AND CLARK COUNTY, Lewis and Clark County Hospital Historic District, 3404 Cooney Dr., Helena, 02001101, LISTED, 11/19/02

NEW YORK, DELAWARE COUNTY, Congregation Bnai Israel Synagogue, Wagner Ave., Fleischmanns, 02001396, LISTED, 11/21/02

NEW YORK, ERIE COUNTY, Hellenic Orthodox Church of the Annunciation, 1000 Delaware Avenue, Buffalo, 02001329, LISTED, 11/13/02

NEW YORK, LIVINGSTON COUNTY, Williamsburg Cemetery, Abel Rd., Hampton Corners, 02001328, LISTED, 11/14/02

NEW YORK, QUEENS COUNTY, Congregation Tifereth Israel, 109-18 and 109-20 54th Ave., Corona, 02001357, LISTED, 11/21/02

NEW YORK, RENSSELAER COUNTY, Lansingburgh Village Burial Ground, Third Ave. and 107th St., Troy, 02001358, LISTED, 11/21/02

NEW YORK, RICHMOND COUNTY, Calvary Presbyterian Church, 909 Castleton Ave., Staten Island, 02001356, LISTED, 11/21/02

NEW YORK, SULLIVAN COUNTY, St. John's Episcopal Church and Rectory, 15 St. John's St., Monticello, 02001359, LISTED, 11/21/02

NEW YORK, ULSTER COUNTY, K. WHITTELSEY (Tugboat), 3 North St. at Rondout Creek, Kingston, 02001395, LISTED, 11/21/02

NEW YORK, ULSTER COUNTY, Ulster House Hotel, Main St. at Academy Rd., Pine Hill, 02001399, LISTED, 11/21/02

OHIO, CUYAHOGA COUNTY, Weizer Building, 11801 Buckeye Rd., Cleveland, 02001360, LISTED, 11/21/02

TENNESSEE, MADISON COUNTY, New Southern Hotel, 112-120 E. Baltimore St., Jackson, 02001378, LISTED, 11/21/02

TENNESSEE, SHELBY COUNTY, Martin Memorial Temple CME Church, 65 S. Parkway West, Memphis, 02001379, LISTED, 11/20/02

TENNESSEE, WARREN COUNTY, City Cemetery, South High St., McMinnville, 02001377, LISTED, 11/21/02

UTAH, SAN JUAN COUNTY, St. Christopher's Episcopal Mission, UT 163, Bluff vicinity, 02001042, LISTED, 11/18/02

VERMONT, ADDISON COUNTY, Brooksville Advent Church, 1338 Dog Team Tavern Rd., New Haven, 02001380, LISTED, 11/21/02 (Religious Buildings, Sites and Structures in Vermont MPS)

VERMONT, ADDISON COUNTY, Dog Team Tavern, 1338 Dog Team Tavern Rd., New Haven, 02001381, LISTED, 11/21/02

VERMONT, WINDSOR COUNTY, Saddlebow Farm, 2477 Gold Coast Rd., Bridgewater, 02001345, LISTED, 11/14/02

VIRGINIA, AUGUSTA COUNTY, Bare House and Mill, 157 Wilda Rd., Stuarts Draft vicinity, 02001364, LISTED, 11/21/02

VIRGINIA, CARROLL COUNTY, Carter Hydraulic Rams, Off Grayson St. and US 221, Hillsville, 02001373, LISTED, 11/21/02

VIRGINIA, FRANKLIN COUNTY, Bleak Hill, Address Restricted, Callaway vicinity, 02001374, LISTED, 11/21/02

VIRGINIA, GREENE COUNTY, Powell--McMullan House, 233 McMullen Mill Rd., Stanardsville vicinity, 02001367, LISTED, 11/21/02

VIRGINIA, HANOVER COUNTY, Hanover Wayside, 8225 Hanover Wayside Rd., Hanover, 02001365, LISTED, 11/22/02

VIRGINIA, HENRY COUNTY, Old Turner Place, 7643 Henry Rd., Henry, 02001371, LISTED, 11/21/02

VIRGINIA, LYNCHBURG INDEPENDENT CITY, Court House Hill--Downtown Historic District (Boundary Increase), Roughly along Madison St., Harrison St., 7th St., 6th St., Lynchburg, 02001361, LISTED, 11/22/02

VIRGINIA, PAGE COUNTY, Wall Brook Farm, 967 Longs Rd., Luray vicinity, 02001375, LISTED, 11/22/02

VIRGINIA, RICHMOND INDEPENDENT CITY, Bryan, Joseph, Park, 4308 Hermitage Rd., Richmond, 02001369, LISTED, 11/21/02

VIRGINIA, RICHMOND INDEPENDENT CITY, Church of the Sacred Heart, 1401 Perry St., Richmond, 02001368, LISTED, 11/22/02

VIRGINIA, RICHMOND INDEPENDENT CITY, New Pump House, 1708 Pump House Dr., Richmond, 02001366, LISTED, 11/21/02

VIRGINIA, ROCKBRIDGE COUNTY, Hamilton Schoolhouse, VA 611, S. Buffalo Rd., Lexington vicinity, 02001372, LISTED, 11/21/02

VIRGINIA, TAZEWELL COUNTY, Sanders, Walter McDonald, House, College Ave., Bluefield, 02001370, LISTED, 11/21/02

VIRGINIA, WISE COUNTY, Southwest Virginia Museum Historical State Park, 10 W. Street N, Big Stone Gap, 02001362, LISTED, 11/22/02

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