United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name  Kankakee Downtown Historic District

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

2. Location

Roughly bounded by West Ave, Oak, Indiana, and Station Streets

Kankakee

Illinois

Kankakee

60901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide ___ local

Applicable National Register Criteria: ___ A ___ B ___ C ___ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer  Date
Illinois Historic Preservation Agency
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official  Date

Title  State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register  ___ determined eligible for the National Register

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

___ other (explain:)  

Signature of the Keeper  Date of Action
**5. Classification**

<table>
<thead>
<tr>
<th>Ownership of Property (Check as many boxes as apply.)</th>
<th>Category of Property (Check only one box.)</th>
<th>Number of Resources within Property (Do not include previously listed resources in the count.)</th>
</tr>
</thead>
</table>
| x private                                           | building(s)                              | Contributing: 58
| x public - Local                                    | district                                 | Noncontributing: 12
| public - State                                      | site                                     |
| x public - Federal                                  | structure                                |
|                                                     | object                                   |
|                                                     | Total                                    | 58 12 buildings |

**6. Function or Use**

<table>
<thead>
<tr>
<th>Historic Functions (Enter categories from instructions.)</th>
<th>Current Functions (Enter categories from instructions.)</th>
</tr>
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<tbody>
<tr>
<td>DOMESTIC / Hotel</td>
<td>COMMERCE/TRADE/Business, Financial</td>
</tr>
<tr>
<td>COMMERCE/TRADE / Business, Finance</td>
<td>GOVERNMENT/Post Office, Courthouse</td>
</tr>
<tr>
<td>SOCIAL / Meeting Hall</td>
<td>GOVERNMENT/Fire Station, Police Station</td>
</tr>
<tr>
<td>GOVERNMENT/Post Office, Courthouse</td>
<td>RECREATION &amp; CULTURE/Theater</td>
</tr>
<tr>
<td>RELIGION / Religious Facility</td>
<td>RELIGION/Religious Facility</td>
</tr>
<tr>
<td>TRANSPORTATION / Train Depot</td>
<td>SOCIAL / Meeting Hall</td>
</tr>
<tr>
<td>DEFENSE / Arms Storage – Armory</td>
<td>TRANSPORTATION/ Train Depot</td>
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</table>

**7. Description**

<table>
<thead>
<tr>
<th>Architectural Classification (Enter categories from instructions.)</th>
<th>Materials (Enter categories from instructions.)</th>
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<tbody>
<tr>
<td>MID – 19\textsuperscript{th} CENTURY</td>
<td>foundation: Brick, limestone, concrete</td>
</tr>
<tr>
<td>LATE VICTORIAN / Italianate, Gothic Revival, Romanesque Revival</td>
<td>walls: Wood, brick, limestone, stucco, tile</td>
</tr>
<tr>
<td>LATE 19\textsuperscript{th} and 20\textsuperscript{th} CENTURY REVIVALS / Beaux Arts, Classical</td>
<td>Glass, metal, synthetics</td>
</tr>
<tr>
<td>MODERN MOVEMENT / Art Deco, Post-Modern</td>
<td>roof: Metal, asphalt shingle</td>
</tr>
<tr>
<td></td>
<td>other:</td>
</tr>
</tbody>
</table>
Narrative Description

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

Summary Paragraph

The Downtown Kankakee Historic District consists of 73 buildings located in the central downtown business district of Kankakee, Kankakee County, Illinois. Kankakee is a city of approximately 27,000 persons located 60 miles south of the City of Chicago in the eastern portion of the State of Illinois. The city’s name is probably derived from the Miami-Illinois word *teeyaakhiki*, meaning, “open country/exposed land/land in open/land exposed to view.” The city encompasses approximately 15 square miles and is situated on the Kankakee River. The Downtown Kankakee Historic District lies directly north of the river and encompasses just over 40 acres. It is located mainly along the intersection of Schuyler Avenue and Court Street at the center of downtown. There are 58 contributing resources and 12 non-contributing resources within the district, as well as three properties that were previously listed in the National Register and which contribute to the district. The non-contributing resources were either constructed after the period of significance or are older buildings that have undergone modern façade renovations and no longer retain sufficient historical integrity to contribute to the building.

The district is comprised mainly of one- to three-story buildings with first-floor storefronts and upper-floor office or residential space. A growing number of upper-floor spaces are being renovated as residential units. The majority of structures are brick, limestone and stucco. The district is a mix of styles dominated by Art Deco and Classical Revival, but also including Greek Revival, Romanesque Revival, and Mid-Century Modern. Common elements include segmented arched windows, decorative cornices, and ornamental brick façades.

Narrative Description

The Downtown Kankakee Historic District has been affected by the rise and fall of the local economy that closely mirrors national trends. Late nineteenth century growth was rapid and contributed to widespread commercial growth within the district focused on consumer goods and services and transportation. Kankakee experienced a wave of immigrants from 1900 to 1930 that contributed to a more diverse community of workers and architecture. The Depression Era saw a near cessation of building followed by post-war growth. The growth of suburban living beginning in the 1970s and the subsequent decline of urban areas occurred in Kankakee—many major retailers, department stores, and specialty shops moved out of the commercial core that makes up the historic district.

The decline of the downtown economy paved the way for the demolition of critical resources within the footprint of the district due to vacancies and neglect, including the Volkmann Building at 258 E. Court Street. At eight stories, it was the tallest building in the county; it was razed in 1991, five years after the Kankakee Hotel at Schuyler Avenue and Merchant Street. Large groups of buildings, however, do remain in good condition retaining adequate integrity. The central business district does exhibit gaps where buildings have been demolished and green space or surface parking has taken their place; however, the area and the resources selected for inclusion retain their character and integrity to form a cohesive district.

Setting

The Downtown Kankakee Historic District represents the central business district of the City of Kankakee, and the county seat of Kankakee County. It is bounded loosely by South Harrison Avenue on the east, East Oak Street on the north, South East Avenue on the west and East Station Street on the south. The area lies three blocks north of the Kankakee River, a major factor in the economic growth of Kankakee during the period of significance. The Illinois Central rail line borders the Western edge of the district; the line has served as the...
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Conduit for goods and passengers to the city since 1851. North of the downtown district the area transitions into residential buildings; to the east, commercial buildings become interspersed with single- and multi-family residential structures, and buildings dating to after the period of significance.

Resources were evaluated for integrity based mainly on façade condition and age and alterations to the building. Original façades that were historically intact were deemed contributing, as were renovated façades that were shown to be altered prior to 1967 through building permits located in the City of Kankakee records of the Code Department. Several buildings were renovated with new façade work within the last 2 years; those buildings were immediately deemed non-contributing. Buildings that were constructed after 1967 were also deemed non-contributing.

The Kankakee Downtown Historic District exhibits good overall historical integrity and the contributing structures are typically clustered together. The collective integrity of these buildings create a unified downtown district that exhibits a range of architectural characteristics on structures original to the district, as well as those added in the post-war economic boom. There are, unfortunately, portions of the area that have been lost to new construction and surface parking lots. These areas were removed from the district boundaries whenever possible to maintain a contiguous area.

The City of Kankakee has posted way-finding signs throughout downtown to area attractions, including the library, community center located in the former Armory, hospitals, and the B. Harley Bradley House designed by Frank Lloyd Wright, which is now open to the public and lies within walking distance from the historic district. Signs for businesses within the district are typically on building facades or in windows. The City of Kankakee has instituted a façade grant program; many building owners have taken advantage of the program and installed traditional awnings in keeping with the style popular in the period of significance. The streets within the district are mainly two lanes with free parallel parking and sidewalks. The majority of buildings abut the sidewalks.
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Individual Building Descriptions

1. American State & Savings Bank, 105-107 E. Court Street; ca. 1900
   This three-story building is approximately 7,500 square feet. It is clad in limestone with a battlemented parapet. The second and third floors hold multiple single or double hung windows. The street front glass façade is set back under an overhang with decorative ionic columns with storefronts between. In 1919 the American State & Savings Bank was located in the building, later named American Trust & Savings. By 1925, the building housed the Legris Trust & Savings Bank and its use as a bank continued until the 1940's when the Lowe Seed Company purchased it. The building currently serves as a loan office and retains a high degree of integrity.

2. Delonais Building, 109-111 E. Court Street; ca. 1898
   Fred Delonais, a French-Canadian Immigrant, built this three-story building clad in running bond brick. The street front façade offers a new port cochere with archways. The second and third stories display three single or double hung windows with decorated pointed arch transoms. The top of the structure is decorated with a classical cornice. Overall the building is approximately 7,100 square feet. The building has been variously used as offices, musicians' lesson space, Arrow Signs, and the Santos Hotel. The building retains a high degree of integrity.

3. 119 E. Court Street; ca. 1916
   This building façade is clad in limestone block. Three single or double hung windows with black frames divide the second story. The lower level is clad in black wood millwork and five fixed pane windows. The top floor façade has two glass block clearstory windows. Part of a block adjacent to the rail line on Court Street, the building served as a drug store from 1916 through the 1960s. The building retains a high degree of integrity.

4. City National Bank, 189 E. Court Street; ca. 1887
   This building is approximately 49,000 square feet and is 6 stories tall. The first two floors have been updated with a modern renovation volume clad in red and grey granite along with fixed pane windows. The upper stories are treated with limestone and resemble Palladian arched windows along with detailed cornices. The building served as a bank until 1986 when it became Kankakee County offices. The sixth floor of the building was added. While the lower façade has been altered, the upper stories retain a high degree of integrity.

5. Dandelles Billiard Hall, 135 N. Schuyler Avenue; ca. 1905
   This two-story building is approximately 6,000 square feet. The front façade displays painted brick with a second story bay window and upper cornice. The first floor façade is clad in wood tongue and groove paneling and reflective windows. The building was originally a pool hall, and retains a high degree of integrity.

6. Anderson Wright Dairy, 141-143 N. Schuyler Avenue; ca. 1905
   In 1905 John Christian Anderson, Fred W. Holmes, and Frank M. Wright incorporated the Anderson Wright Dairy Company with a capital of $8,000, according to the New York Produce Review. The store was located at 141 N. Schuyler Ave. with an apartment above. Later uses have included a milliner, the Merchants' Café, the Greyhound Bus Ticket Office, a liquor store, and for 12 years Blankenberg Photo & Camera Shop. The façade of this two-story building is composed of running bond brick with upper cornice and a wood paneling on the first floor. First and second story windows are encased in metal frames. The building retains a high degree of integrity.

7. Kankakee Title, 149-151 N. Schuyler Avenue; ca. 1907
   The building retains a high degree of integrity.
This two-story building dates to 1907 with a post-modern façade renovation in 1958. The exterior is clad in stone with wood decorate trim surrounding the façade and a layered wood cornice at the parapet. The property is approximately 4,800 square feet. According to building permits issued for the building, the façade and other extensive renovations were completed in 1958, within the period of significance. The building has variously housed a shoe repair, dress shop, and an ophthalmologist’s office. Since 1952 the building served as offices for Kankakee Title and Trust, the oldest title company in Kankakee County, founded by Warren R. Hickox, Sr. The façade alterations completed in 1958 retain a high degree of integrity to that period.

8. Insurance Building, 164 N. Schuyler Avenue; ca. 1912 1 contributing building

This 8,500 square foot two-story building is clad in limestone. The first floor façade has a newly installed mural over a surface applied E.I.F.S. wall system; the mural was painted to recall the appearance of the building during its use in the 1950s as a bar/restaurant. The second story original façade is clad in Indiana limestone with cornice and 3 double hung windows. Built in 1912 at the time of construction of the adjoining Remington Theater, the building housed insurance offices until it was converted to a bar and restaurant in the 1950s, which is the current use. The building upper story retains a high degree of integrity.

9. Remington Theater, 150-160 N. Schuyler Avenue; ca. 1912 1 contributing building

In 1912 Ms. Julia Remington built the Remington Theatre for $80,000. The theatre burned 5 months after opening but was immediately re-built. The theatre hosted the Marx Brothers in 1916 and Sandra Bernhardt. A movie screen was installed in 1927. The theater foyer is now divided into retail space; the theater remains in the back and hosts weddings, meetings, and performances. The building is clad in running bond brick. The lower storefronts recess under archways of varying sizes. The second floor has fixed panel windows. The second floor facade displays decorative eastern parapets. The roof is a single pitch with green ceramic tile shingles and eastern style dormer. The building retains a high degree of integrity.

10. Holcomb/Turk Building, 126 N. Schuyler Avenue; ca. 1880 1 non-contributing building

The three-story brick Holcomb/Turk Building incorporates elements of the early Holcomb Livery building at the site. The current façade is a synthetic stucco façade over a first-floor storefront. For many years the building was the home of Turk Furniture. While the building represents one of the few early commercial structures to remain largely intact, the façade renovations deem this building non-contributing.

11. 203 E. Court Street; ca. 1924 1 contributing building

This 10,000 square feet building with running bond brick pattern has glass storefronts that occupy the first floor with a metal mansard canopy (not original). The second floor exterior is wrapped with casement windows with a cornice above. Pairs of double hung windows at the second floor are surrounded by limestone decoration. The building retains a high degree of integrity.

12. Jaffe Building, 217 E. Court Street; ca. 1887 1 contributing building

This is a three-story concrete masonry building with a first floor storefront. The altered storefront displays a dark blue tile grid with an aluminum panelized system above that dates to the mid-1960s. A single large storefront fixed window exists at the second floor. The building retains a high degree of integrity.

13. 239 E. Court Street: ca.1920 1 contributing building
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Name of Property  County and State

This is a two-story limestone clad building. The lower level hosts storefronts with glass facades. The second level displays two sets of ribbon windows bisected by an interior structural wall. The roof is slightly sloped with a street front parapet. The building retains a high degree of integrity.

14. Peoples Bank, 333 E. Court Street; ca. 2004  1 non-contributing building

This two-story modern building was built after the period of significance.

15. Domestic Laundry, 196 N. Dearborn Street; ca. 1920  1 contributing building

One of only several structures in the district that has been continually used for the purpose for which it was built, this laundry facility is approximately 26,800 square feet. The two-story masonry construction exhibits double hung window fenestration with a brick soldier course above the window openings. Parapet has brick cornice detailing. “Domestic Laundry” is painted on the building. The building retains a high degree of integrity.

16. Kankakee Fire/Police Station  385 E. Oak Street; ca. 1930  1 contributing building

This structure is a mix of several architectural styles, but is predominantly art deco. Limestone quoin blocks are cut smooth and at all corners. The main entry exists under a decorated tower topped with battlements. Battlements line the southwest corner of the building at the parapet. The building retains its original use and a high degree of integrity.

17. Lemuel Milk Carriage House, 165 N. Indiana Avenue; ca. 1864  1 contributing building

Nominated to the National Register in 1979. Built by early settler Lemuel Milk, a founder and major agricultural and political figure in the history of Kankakee County. The historic function was as a carriage house and barn from 1850 -1874. The three-story stone structure with a gable roof is built in Victorian Italianate style. A copula with hipped roof and linear windows exists centered on the roof. The eave is decorated with dentils and decorative brackets. Fenestration with double hung and fixed windows. The building retains a high degree of integrity.

18. First Presbyterian Church, 371 E. Court Street; ca.1879  1 contributing building

First Presbyterian Church was organized in 1854. The two-story masonry structure on Court Street was built in 1879 in the Gothic Revival style by James Lillie, a contractor well known in the area who was responsible for a variety of structures in Kankakee County, including the Eastern Illinois Hospital for the Insane. The south section of the structure has a gable roof while the north section has a low slope roof. Fenestration with fixed and casement windows including stained glass. An open-air bell tower with high slope roofs and corner buttressing exists at the building apex. The church was expanded soon after the turn of the century at the rear, and a kitchen was added in 1934. In 1944 13 art-glass windows were installed, the largest of which is the arched Last Supper in the south wall. A one-story post-modern style addition in concrete was built in 1960 on the north side of the building to house education programs. The building retains a high degree of integrity.

19. First Baptist Church, 425 E. Court Street; ca.1924  1 contributing building

The First Baptist Church is a two-story structure with a gable roof in the Romanesque style. Decorative windows are placed on three sides of the steeple at the south end of the building. Steeple tower ornamentation includes decorative gables with circular port windows below an arched belfry. The building retains a high degree of integrity.

20. Armory, 150 N. Indiana Avenue; ca. 1920  1 contributing building
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The National Guard Armory is a two-story smooth limestone structure with a low slope roof in the neoclassic style. Decorative columns are placed at the west entrance. Pilasters are placed between the fenestration. At the center of the roof is an ornamental concrete figure of a bird. This two-story masonry structure is fitted with a low slope roof and fenestration is with fixed and storefront windows. Garage doors exist at the building front and side. The building is now owned by the Kankakee Valley Park District and is used as a community recreation center. It retains a high degree of integrity.

21. 202 N. Indiana Avenue; ca. 1930

This one-story masonry structure is fitted with a low slope roof and fenestration is with fixed and storefront windows. It has typically housed small retail shops and offices. The building retains integrity.

22. Banquet Facility, 435 E. Oak Street; ca. 1950

American Legion Post 85 built this two-story masonry structure; it replaced a frame residential structure at the site that had been used by the organization since early in the century. The metered windows are the only break in the post-modern faced with no ornamentation. The building retains integrity.

23. Illinois Bell Telephone Building, 475 E. Oak Street; ca. 1951

Designed by the architecture firm of Holabird and Root, Chicago, the Illinois Bell Telephone dial building is a brick post-modern building with a concrete façade facing Oak Street over the main entrance. The building retains a high degree of integrity.

24. US Post Office, 475 E. Court Street; ca. 1905

The Post Office is a two-story stone structure with a copper hip roof in the Neo-Classical style. The fenestration is with storefront and fixed/awning windows. The center entry facing Court Street and the County Courthouse is clad with decorative smooth limestone colonnade. The building retains a high degree of integrity.

25. Salvation Army, 148 N. Harrison Avenue; ca. 1980

This one-story masonry structure was constructed after the period of significance.

26. Hertz Building, 545 E. Court Street; ca. 1928

The Hertz Funeral Building is a two-story masonry structure with a low slope roof in the Art Deco style. Clad in brick masonry, it features decorative limestone pieces that border the fenestration on the front façade. Battlements are placed in the area above the main entrance. Fenestration is with fixed and sliding windows. It served as a funeral home for many years before being purchased by the Salvation Army, which uses it as administrative space and living quarters. The building retains a high degree of integrity.

27. Masonic Temple, 124 S. Harrison Avenue; ca. 1914

This two-story masonry structure is in the Classical Revival style. Smooth and rough cut limestone frames the front entrance, along with columns. Rustication borders the bottom of the building. A decorative cornice wraps around the front of the structure accented with a decorative gable. Fenestration with both fixed and double hung windows and transoms. Decorative circular port windows are on the front façade aligned with the other windows. The building was built for and still serves as the Masonic Temple and retains a high degree of integrity.
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28. Asbury United Methodist Church 196 S. Harrison Avenue; ca. 1866 1 contributing building

Asbury Church is a four-story masonry, gothic style structure with bell tower. The high slope gable roof is with dormers; the bell tower has a decorative hip roof with gabled decorations. Fenestration is with fixed and casement windows including decorative specially windows. Stain glass windows exist between buttresses with rounded tops. Bell tower has vent columns in the façade. Asbury Methodist Church began well before the Civil War when a Methodist circuit rider brought Methodism to the early settlers of Kankakee in 1836. In 1866 ground was broken for what is now the first third of Asbury Church. In 1922 the balcony was added to the sanctuary. The building retains a high degree of integrity.

29. Kankakee County Courthouse, 450 E. Court Street; 1908 1 contributing building

NR No. 07000115

Designed by Zachary Taylor Davis, the Kankakee County Courthouse was listed on the National Register in 2007. The five-story Beaux Arts, Victorian Renaissance Revival masonry structure is clad in rough and smooth cut limestone. The fenestration mixed fixed and double hung windows. Decorative cornice is around the entire building. Entry at the north and south is below a recess façade with in laid ionic columns and decorative gabled cornice. Centrally located is a cupola with clocks facing all four directions. The building retains a high degree of integrity.

30. 392 E. Merchant Street; ca. 1935 1 contributing building

This two-story masonry structure is fitted with a low slope roof and fenestration is with fixed and storefront windows. Garage doors exist at the building front and side. The building retains integrity.

31. Telephone Exchange Building, 356 E. Merchant Street; ca. 1910 1 contributing building

Decorative limestone cornice with dentils lines the top of this two-story masonry structure with a low slope roof. Fenestration is with double hung windows with the second floor including a fixed arched transom. Masonry brick is laid in flat arches above the ground level windows. Decorative limestone banding surrounds the entry. The building retains a high degree of integrity.

32. St. Paul's Lutheran Church, 348 E. Merchant Street; ca. 1898 1 contributing building

St Paul's Lutheran Church is a two-story masonry structure in high gothic revival style. The north section of the building has a gable roof and the south section has a low slope roof. An existing steeple exists above a masonry tower. A large decorative rose window exists at the tower with the belfry housing two arched top windows on each of the four sides. A classroom addition was built in 1917 at the corner of Merchant Street and Dearborn Avenue; it was demolished in the 1980s. A one-story brick addition containing classrooms was added in 1958 and remains in use today. The building retains a high degree of integrity.

33. War Memorial, 187 S. Indiana Avenue; ca. 1920 1 contributing building

This four-story masonry structure with a low slope roof is in the Beaux Arts style. The decorative cornice wraps around all sides of the building. The front entry is decorated with an arched top limestone coping and columns adjacent to the second floor windows and main entry. A new metal clad lobby vestibule has been added to the building front, which includes a elevator. Fenestration is mixed double hung and fixed windows. Other façade modifications include the enclosure of the south porches. The Knights of Columbus fraternal organization now owns the building. An elevator and front porch enclosure was added to the north and east sides, and arched open porches on the south were enclosed. The building retains a relatively high degree of integrity.
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Name of Property

34. 151 S. Indiana Avenue; ca. 1935

This one-story building story masonry structure exhibits fenestration with storefront ribbon windows and a garage door. Parapet coping and window lintels are clad with terra cotta stone. It is now owned by the Daily Journal newspaper and is used mainly for storage. The building retains a high degree of integrity.

35. Gallagher Building, 145 S. Indiana Avenue; ca. 1920

The two-story masonry structure facing the County Courthouse housed the Gallagher Business School on the second floor, while the first floor was a garage and auto dealership. It is now owned by the Daily Journal newspaper and is used mainly for storage. The faced features fenestration with double hung and storefront windows and decorative quoining at the entrance. Decorative limestone banding and plaque exist at the parapet. The building retains a high degree of integrity.

36. 380-388 E. Court Street; ca. 1890

This two-story masonry structure with a low slope roof has fenestration with arched fixed and storefront windows. Window replacement and infill is not original. The second story front windows are detailed with limestone keystone and sills. The building retains integrity.

37. Lafayette Block, 360-370 E. Court Street; ca. 1900

This block on Court Street is a two-story masonry structure with a low slope roof. Fenestration is with mixed double hung, fixed, and storefront windows. Built as flour and feed store, the block has residential units on the second floor. The building retains a high degree of integrity.

38. 352 E. Court Street; ca. 1890

This two-story painted masonry structure has a low slope roof. Fenestration is with fixed arched and storefront windows and decorative cornice on the front façade. The building was originally an undertaker’s office, and has served as various retail stores. The building retains a high degree of integrity.

39. 2 Dearborn Square; ca. 1975

This single-story building was built after the period of significance.

40. Kankakee Cable Building, 130 S. Dearborn Avenue; ca. 1950

This two-story building in the modern style is constructed with a precast concrete façade on the second floor and masonry on the first floor. The fenestration is storefront windows. The canopy over entry is not believed to be original. The building was constructed to house the first cable television company serving Kankakee residents. The building retains a high level of integrity.

41. Daily Journal Building, 180 S. Dearborn Avenue; ca. 1950

The building houses the Kankakee Daily Journal, the successor local newspaper to the oldest Kankakee paper. Lennington Small (1862-1936) purchased the newspaper; he served as the 26th Governor of the State of Illinois. Early residents and leaders in Kankakee, the Small family also built the Kankakee Cable Company Building (#40) to the north. The family continues to own and manage the paper and several other media outlets throughout the state. The newspaper’s location within the downtown business district speaks to the significance of the relationship between the news makers and businesses, and the newspaper itself. The building is approximately 45,00 square feet and is built in the mid-century modern style. It is two-story masonry
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with a precast concrete façade. Double hung and storefront windows make up the fenestration. The building retains a high level of integrity.

42. 1 Dearborn Square; ca. 1972 1 non-contributing building

This modern 6-story office building implements window curtain walls with varying shades on structural spandrels. The coping, first and second floor is clad with white colored marble on the street side and limestone on the sides. A metal clad mechanical penthouse exists at the roof.

43. Executive Center, 200 E. Court Street; ca. 1995 1 non-contributing building

This modern building was built after the period of significance.

44. 154 E. Court Street; ca. 1916 1 contributing building

Dramatically altered from its original form, this building now has a mostly transparent storefront with floor to ceiling glass. The upper portion of the building is clad in a 2-foot by 2-foot grid of synthetic stucco formwork added to the structure in the late 1950s. It has contributed to the commercial district as the home of a clothing store, furniture store, tea company, architecture firm, and currently as a restaurant.

45. Kresge’s Building, 162 E. Court Street; ca. 1928 1 non-contributing building

Originally constructed as a Kresge’s store, this two-story building is approximately 14,300 square feet. It took the place of an earlier building that had housed a succession of jewelry stores. The façade has been dramatically altered within the last 10 years, making it a non-contributing resource.

46. 101 S. Schuyler Avenue; ca. 1928 1 non-contributing building

This one-story building is approximately 14,300 square feet. The street front façade is fixed pane floor to ceiling windows with an upper façade with plastered stucco. Horizontal and vertical banding resembles Tuscan columns. While the building falls within the period of significance, the façade has been greatly altered, making it a non-contributing resource.

47. 111-119 S. Schuyler Avenue; ca. 1930 1 non-contributing building

This retail space exhibits some of the original brick façade but has been altered significantly with plastered stucco, and horizontal and vertical banding resembling Tuscan columns, giving it the appearance that it is part of the 101 S Schuyler building.

48. 127 S. Schuyler Avenue; ca. 1916 1 contributing building

This single story building hosts multiple businesses and is approximately 3,650 square feet. The businesses on the street have glass storefronts and an upper brick running bond façade. Fabric awnings cover the storefronts. The building is located in the heart of the commercial district; it housed Speicher Brothers Jewelers for nearly 30 years, followed by Huff and Wolk Jewelry Company for 13 years. The building retains integrity.

49. 139 S. Schuyler Avenue; ca. 1916 1 contributing building

Part of the South Schuyler Avenue commercial corridor, this one-story light stucco building exhibits fixed windows with awnings for shading on front façade. A simple parapet with painted green squares face the top of the building. For nearly 70 years the building served Kankakee residents as a shoe store, first as Topping Brothers Shoes, Thom McAnn Shoes from 1929 to 1962, and from 1963 to 1993, Ted’s Shoes owned by local
businessman Ted Nicholas. Like many businesses in the early 1990s, Ted's moved to a large shopping center outside of the downtown district in 1993 and the building was vacant until 2010 when it was reopened in its current use as a pub.

50. 147 S. Schuyler Avenue; ca. 1907  
1 contributing building

This two-story building is approximately 7,500 square feet. A tall aluminum window curtain façade creates a large entrance with a limestone overhang structure above. The building has a flat roof. The building has served variously as an undertaker’s office, barber, and various other retail shops including millinery, dry goods, piano sales, show store, and paints. In 1979 it became the anchor store for Carson Pirie Scott & Company. The façade was dramatically altered prior to 1954, the first year for which building permits are available. At one time the alley behind the building was vacated and the building was connected to buildings (now razed) to the west to expand the Carson Pirie Scott store. The alley has been restored.

51. 155 S. Schuyler Avenue; ca. 1901  
1 contributing building

This 11,250 square foot two-story building is located along the main commercial stretch of Schuyler Avenue. The original brick façade was covered in 1967 with flat paneling and stucco; the first floor is comprised of fixed storefront windows with aluminum mullions. From 1925 to 1962 it housed McClellan Department Store. The upper floor served as offices for attorneys, real estate brokers, and other professionals. It has housed a music store, bank and various retail stores and insurance offices.

52. Granger Building, 163-171 S. Schuyler Avenue; ca. 1901  
1 contributing building

The Granger Building was once home of the Fraternal Order of Eagles Lodge #1350, International Order of Odd Fellows (IOOF) Kankakee Lodge #3009, and later housed a grocery, saloon, a newspaper, and various retail and offices. The building is three stories and approximately 10,800 square feet. There are two storefronts with awnings separated by a central entrance door. The building is clad in brick with vertical strips of stone representing columns. Single or double hung windows are used in the second and third floors with divided arched transoms above. A copper cornice terminates top façade. The building retains a high level of integrity.

53. Arcade Building Annex, 175 S. Schuyler Avenue; ca. 1945  
1 contributing building

Originally alley access, this one-story building houses a small retail space; it is stucco with angled storefront glass. The building retains a high level of integrity.

54. Arcade Building, 187 S. Schuyler Avenue; ca. 1885  
1 contributing building

This building is approximately 57,250 square feet and features a courtyard. The storefront spaces use a double height space and are clad in a concrete structure that is exposed on the exterior. The four floors above are clad in running bond brick with fixed windows. A decorative cornice faces each massing which also utilize flat roofs. The building was dramatically altered and two floors added in 1914. It has served as a bank, offices, Post Office, clothing store, law offices and the Opera House. The building retains a high level of integrity.

55. Illinois Central Railroad Depot, 199 S. East Avenue; ca. 1898  
1 contributing building

NR 00000409

This is a 10,000 square feet brick building with two stories designed for passenger traffic on the Illinois Central Railroad. The building fenestration is single double hung windows with black wood frames. One circular window sits in the center of the second floor. It has a steep pitched roof on both levels with blue gutters resembling columns traveling down to the ground. The building retains a high level of integrity.
56. 225 S. Schuyler Avenue; ca. 1980

The north end of this block was razed following the period of significance. The lot at the corner of S. Schuyler Avenue and Merchant Street is now landscaped and the 1-story brick building at 225 S. Schuyler was built after 1980.

57. JC Penney Building, 249 S. Schuyler Avenue; ca. 1940

The exterior façade of the two-story JC Penney building is comprised of yellow running bond brick with vertical striated sections. Fixed and awning types windows occupy the second floor with two small casement windows on each side. The first floor façade is designed with arched windows and multiple set-backs. Constructed on the site of the former LaFayette Hotel, the building was built as the home of the JC Penney Company store. The site is currently a bookstore. The building retains a high level of integrity.

58. 251-261 S. Schuyler Avenue; ca. 1892

This is a 2-story brick building with glass storefronts. The second story has two bay windows overhanging the sidewalk clad in copper as is the cornice above. A brown awning is used for shade on one storefront. The building is approximately 11,500 square feet and has a low slope roof. It has served as grocery supply, sporting goods, and various retail shops with residential units above. The building retains a high level of integrity.

59. 265-271 S. Schuyler Avenue; ca. 1901

This building is approximately 3,500 square feet. The storefront uses metal-framed glass with painted wood façade above. Two awnings overhang the storefronts. The upper façade has vintage-style lamps attached. The building retains integrity.

60. 275-285 S. Schuyler Avenue; ca. 1901

The one-story stucco building at 275 S. Schuyler replaced an earlier wood frame residential structure. The storefront uses metal-framed glass. An awning overhangs the storefronts. The building retains integrity.

61. 291 S. Schuyler Avenue; ca. 1892

This is a two-story building with a masonry façade in a running bond pattern. A wood shingle canopy covers the first floor. The fenestration of the first floor is made up of two single pane windows with wood frames that site beside the wood entry. The second floor has two sets of two double hung windows with metal frames. A masonry colonette creates a small reveal between the windows on the second floor. A decorative masonry parapet caps off the second floor.

62. Herald Printing, 297 S. Schuyler Avenue; ca. 1892

Approximately 3,500 square feet. This is a two story building with a cream painted masonry façade. Single pane windows with metal frames make up the fenestration on the first floor. Each window has a single wood panel on the top and bottom. The second floor fenestration are double hung windows with brick arched corbels. A brick cornice sits at the roof parapet.

63. 151 E. Station Street; ca. 1887
Kankakee Downtown Historic District
Kankakee, Illinois

This is a 9,000 square foot building with a blue metal façade that dates to the 1960s. This covers the original brick façade. The storefront incorporates wood paneling with aluminum-framed windows. A metal awning spans the entrance providing shade.

64. 150 E. Station Street; ca. 1950
1 non-contributing building

This is a one-story brick building built as a car dealership. A recent façade alteration covered the painted “Pontiac” logo on the west side of the building, rendering it a non-contributing structure.

65. 344 S. East Avenue; ca. 1945
1 contributing building

This one story building features a centrally located entrance with a small set-back. The façade is clad in running bond brick with multiple shades and horizontal banding. Glass block clearstory windows are symmetrically placed near the entrance. The building retains a high level of integrity.

66. 354 S. East Avenue; ca. 1948
1 contributing building

This is a one-story brick building with a central entrance. Two newer brick panels cover previous storefront windows. The 3,000 square foot building has a low slope roof and served as an auto repair garage. The building retains integrity.

67. Fister Garage, 360 S. East Avenue; ca. 1905
1 non-contributing building

This is a one-story brick building with fixed windows. The building served as a flour/cobbler in 1914 and was then converted to Fister’s garage in 1925. A new façade was recently installed, making this a non-contributing resource.

68. Fister Grocery, 366 S. East Avenue; ca. 1890
1 contributing building

This is a 3,200 square feet two-story building with brick running bond fenestration. The first story is faced with glass and wood frames. The second story façade is divided by three windows with arched brick corbels. The façade features a decorative brick cornice. The building retains a high level of integrity.

69. 372 S. East Avenue; ca. 1915
1 contributing building

This two-story building with brick fenestration is located in the center of the commercial block of South East Avenue. The second story façade has two single hung windows. The first story façade has two clearstory windows and a centrally located entryway. Building has been used as a cigar store, retail space and gun shop. The building retains a high level of integrity.

70. Schocke Grocery, 380 S. East Avenue; ca. 1915
1 contributing building

This building has 6,600 square feet of space and is two stories. The façade is clad in brick and has a small entrance set back. There are three windows on the second floor and two of which are single or double hung. The building has a flat roof. Built by Herman N. Schocke for his grocery store with a residence on the second floor, the building was later home to a saloon and a feed store. The Salvation Army later occupied it.

71. Tolson’s Cleaning, 367-379 S. Schuyler Avenue; ca. 1923
1 contributing building

This is a one-floor building with a masonry façade in a stacked bond pattern. The fenestration is large pane storefront windows with metal frames. A red canopy covers the sidewalk and the entrance. From 1923 to 1976,
Tolson’s Cleaning occupied half the site, moving from a small wood frame building on S. East Avenue. The building then served variously as Kelly Schwinn Bike Shop, Beckner Insurance Agency, Paul’s Golf Shop, and Byron Johnson Office Equipment. The building now houses Tyson Engineering.

72. Key City Liquors, 321 S. Schuyler Avenue; ca. 1950  1 contributing building
This art deco one-story building exhibits a metal-tiled façade with a flat roof. It has storefront windows with metal frames. A precast concrete tiled canopy covers the storefront windows and entrance. Key City Liquors has occupied the building since 1954. The building retains a high level of integrity.

73. Kankakee Federal Building, 310 S. Schuyler Avenue; ca. 1958  1 contributing building
Kankakee Federal built their flagship store on the southern edge of the commercial district in the post-war modern style of brick with glass storefront facing Schuyler Avenue that open to a spacious, bright lobby. An addition was added on the south side of the building as well as a drive-thru, but neither addition dramatically changed the original façade, which retains a high degree of integrity.
### Building Inventory

<table>
<thead>
<tr>
<th>Bldg No</th>
<th>Historical Building Name</th>
<th>Site Address</th>
<th>Date</th>
<th>Con/Non</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>American State &amp; Savings Bank</td>
<td>105-107 E. Court St.</td>
<td>1900</td>
<td>C</td>
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<tr>
<td>2</td>
<td>Delonais Building</td>
<td>109-111 E. Court St.</td>
<td>1898</td>
<td>C</td>
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<td></td>
<td>119 E. Court St.</td>
<td>1916</td>
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<td>4</td>
<td>City National Bank</td>
<td>189 E. Court St.</td>
<td>1887</td>
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<td>Dandelles Billiard Hall</td>
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<td>Anderson Wright Dairy</td>
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<td>1907</td>
<td>C</td>
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<td>Insurance Building</td>
<td>164 N. Schuyler Ave.</td>
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<td>Jaffe Building</td>
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<td>239 E. Court St.</td>
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<td>1920</td>
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<td>Lemuel Milk Carriage House</td>
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<td>1879</td>
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<td>First Baptist Church</td>
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<td>Armory</td>
<td>150 N. Indiana Ave.</td>
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<td>202 N. Indiana Ave.</td>
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<td>Banquet Facility</td>
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<tr>
<td>23</td>
<td>Illinois Bell Telephone Building</td>
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<td>Salvation Army</td>
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<tr>
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<td>Hertz Building</td>
<td>545 E. Court St.</td>
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<td>C</td>
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<tr>
<td>27</td>
<td>Masonic Temple</td>
<td>124 S. Harrison Ave.</td>
<td>1914</td>
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<td>Asbury United Methodist Church</td>
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<td>Telephone Exchange Building</td>
<td>356 E. Merchant St.</td>
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<td>St. Paul’s Lutheran Church</td>
<td>348 E. Merchant St.</td>
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<td>Lafayette Block</td>
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<td>2 Dearborn Square</td>
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<td>Kankakee Cable Building</td>
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<td>Daily Journal Building</td>
<td>180 S. Dearborn Ave.</td>
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<td>1 Dearborn Square/PNC</td>
<td>1 Dearborn Square</td>
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<td>Executive Center</td>
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<td>127 S. Schuyler Ave.</td>
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<td>Arcade Building Annex</td>
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<tr>
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<td>Arcade Building</td>
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<td>199 S. East Ave.</td>
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<td>C</td>
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<td>56</td>
<td>225 S. Schuyler Ave.</td>
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<td>57</td>
<td>JC Penney Building</td>
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<td>251-261 S. Schuyler Ave.</td>
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<td>Herald Printing</td>
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<td>344 S. East Ave.</td>
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<td>354 S. East Ave.</td>
<td>1948</td>
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<td>Fister Garage</td>
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<td>1905</td>
<td>N</td>
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<td>Fister Grocery</td>
<td>366 S. East Ave.</td>
<td>1890</td>
<td>C</td>
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<td>372 S. East Ave.</td>
<td>1915</td>
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<td>Schocke Grocery</td>
<td>380 S. East Ave.</td>
<td>1915</td>
<td>C</td>
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<td>71</td>
<td>Tolson’s Cleaning</td>
<td>367-379 S. Schuyler Ave.</td>
<td>1923</td>
<td>C</td>
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<td>72</td>
<td>Key City Liquors</td>
<td>321 S. Schuyler Ave.</td>
<td>1950</td>
<td>C</td>
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<td>73</td>
<td>Kankakee Federal</td>
<td>310 S. Schuyler Ave.</td>
<td>1958</td>
<td>C</td>
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</tbody>
</table>
Kankakee Downtown Historic District

Kankakee, Illinois

8. Statement of Significance

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

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

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

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B Removed from its original location.
- [ ] C A birthplace or grave.
- [ ] D A cemetery.
- [ ] E A reconstructed building, object, or structure.
- [ ] F A commemorative property.
- [ ] G Less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

- Commerce
- Politics/Government

Period of Significance
1864-1967

Significant Dates
N/A

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

Cultural Affiliation (if applicable)
N/A

Architect/Builder

Zachary Taylor Davis (1869-1946), architect
Holabird & Root, architectural firm, Chicago
James Lillie (1835-1903), builder & architect
Kankakee Downtown Historic District  
Kankakee, Illinois  
Name of Property  
County and State  

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

The Kankakee Downtown Historic District located in the city of Kankakee, Kankakee County, Illinois is significant under Criterion A in the area of Commerce, and Politics and Government.

The cross streets of Schuyler Avenue and Court Street form the main historical commercial corridor of the city. Its buildings retain most of their original design features, or were updated prior to 1967. They comprise a cohesive group of buildings that were the core of the development of both the city of Kankakee, and, as the county seat, of Kankakee County. The buildings represent the historical development of the area, and include not only commercial structures, but civic and religious as well.

The group of buildings included in the district represent early newspapers, theaters and entertainment, fraternal organizations, churches, grocery and clothing stores—the core of the day-to-day lives of the residents of the city and of the county.

The Downtown Kankakee Historic District consists of 73 buildings located in the central downtown business district of Kankakee, Kankakee County, Illinois. Kankakee is a city of approximately 27,000 persons located 60 miles south of the City of Chicago in the eastern portion of the State of Illinois. The city’s name is probably derived from the Miami-Illinois word *teeyaahkiki*, meaning, “open country/exposed land/land in open/land exposed to view.” The city encompasses approximately 15 square miles and is situated on the Kankakee River. The Downtown Kankakee Historic District lies directly north of the river and encompasses just over 40 acres. It is located mainly along the intersection of Schuyler Avenue and Court Street at the center of downtown. There are 58 contributing resources and 12 non-contributing resources within the district, as well as three properties that were previously listed in the National Register and which contribute to the district. The non-contributing resources were either constructed after the period of significance or are older buildings that have undergone modern façade renovations and no longer retain sufficient historical integrity to contribute to the building.

The district is comprised mainly of one- to three-story buildings with first-floor store fronts and upper-floor office or residential space. A growing number of upper-floor spaces are being renovated as residential units. The majority of structures are brick, limestone and stucco. The district is a mix of styles dominated by Art Deco and Classical Revival, but also including Greek Revival, Romanesque Revival, and Mid-Century Modern. Common elements include segmented arched windows, decorative cornices, and ornamental brick façades.
Kankakee Downtown Historic District  
Kankakee, Illinois

Name of Property  
County and State

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

The period of significance for the Kankakee Downtown Historic District extends from 1864 through 1967. The period begins when the earliest settlers moved in to the area and founded the City of Kankakee simultaneous to the building of the Illinois Central Railroad along the western edge of the area included in the district.

The earliest wood frame buildings in the central commercial district were replaced beginning in the 1880s with mainly brick structures, many incorporating local limestone for structural and decorative elements. Buildings typically had first floor commercial uses and upper story offices or residences. Storefronts hosted typical businesses of the period: grocers, dry goods dealers, restaurants, and jewelers.

Early History

Sometime after 1700 the Pottawatomi Indians settled in the Kankakee River Valley. By the 1820’s and 30’s white men began to move into the Kankakee River Valley; early fur traders included Gurdon Hubbard, Noel LeVasseur, Francois Bourbonnais, and Chabre. In 1833 the Pottawatomi signed a treaty with the United States government, agreeing to leave the region and move west. Kankakee was founded in 1854.

By the 1880’s Kankakee County was home to several schools, businesses, and elegant new developments; the Arcade Building (#54) housed the opera house, fine hotels like the Hotel Kankakee (razed 1984) and a State Hospital for mental health (present day Shapiro Developmental Center south of downtown). Kankakee continued to thrive due to the railroads and the Kankakee River. The river provided water, power, recreation, transportation, and fishing. It was also the perfect backdrop for beautiful homes. In 1900, B. Harley Bradley and his wife Anna Hickox Bradley decided to build along the river on South Harrison Avenue. Anna’s brother, Warren R. Hickox was also planning a neighboring home. Both homes were designed by Frank Lloyd Wright and completed in 1901.

In 1912 Ms. Julia Remington built the Remington Theatre (#9) and other attractions like the Paramount Theatre (Just north of the northern boundary of the district) made their debut just before the Great Depression hit. After WWI Kankakee looked forward to the postwar era and found itself in an era of expansion. The construction of schools, business, and residential areas once again thrived.

In 1851 when the first train arrived in Kankakee, the only structure was a 20-year old cabin. Momence and Bourbonnais were the most developed and populated communities due to French Canadian immigration. The Illinois Central Railroad helped grow the area along the bend of the river that would become the City of Kankakee. The railroad brought business, lumber, transportation, trade, and a means for farmers to sell and ship larger crops. In 1898 the Illinois Central Railroad Depot (#56) was built to better serve the commercial and passenger needs of the growing city traveling to and from Chicago or points south. Passenger trains ran daily to and from Chicago expanding business and social opportunities and the river was summer attraction for city dwellers looking for an escape from the noise and dirt of the city.

The location of the depot and rail lines on the western edge of the Kankakee Downtown Historic District was largely responsible for its initial growth. As the transportation hub of the city and county, the district was a lifeline to outlying areas. The commercial opportunities that came with being the first point of delivery for goods were the basis for the economic vitality of the district in the years included in the period of significance.

The Kankakee Downtown Historic District depicts sequential styles of commercial, religious, and civic architecture. The district contains three resources previously listed individually on the National Register. The majority of the buildings within the district maintain their integrity and while they may lack the individual distinction required to be listed, they contribute to the district as a whole that represents the economic evolution of the City of Kankakee, and by extension, Kankakee County.
The contributing resources within the district were constructed between 1861 and 1967 and represent methods of construction typical of the period. Ornamentation and architectural style are representative of the architectural preferences of the eras in which they were constructed. The buildings convey the commercial nature of the core downtown district and their past and current uses demonstrate the variety of enterprises the residents were engaged in. The downtown corridors of Schuyler Avenue and Court Street generally defined the initial commercial district during early settlement and growth radiated from those streets in all directions.

**Areas of Significance: Criterion A**

The Kankakee Downtown Historic District contains a significant concentration of buildings that served the residents and visitors of the city and the county as the primary location for commercial, governmental, religious, and entertainment activities, as well as being the central transportation hub in the county.

**Commerce**

The location of Courthouse Square four blocks from the rail line created a natural commercial corridor as the city grew and by the 1920s, the majority of frame structures along Court Street have been replaced by masonry construction. Most of the shops sold standard wares such as clothing, dry goods, produce, and jewelry and most had a street-facing storefront with upper level residences or offices. Blocks such as the LaFayette Block (#37) offered multiple business spaces and residential units conveniently located among the courthouse, banks, theaters, and stores.

The banking industry was also centered in the Downtown Historic District; by 1925 there were at least four banks on either Court Street or Schuyler Avenue. City National Bank anchored the northwest corner of the intersection where the streets came together.

Growth and construction continued into the 1920s and 1930s but experienced a decline during the Depression Era. The end of World War II saw development of the northern and southern edges of the district, with the construction modern buildings such as the Illinois Bell Telephone Building (#23) and the Kankakee Federal Building (#73).

Kankakee County experienced an economic downtown in the mid-1980s due to the closure of manufacturing facilities and the downtown area suffered. Coupled with the construction of shopping centers and malls in the neighboring towns of Bradley, Bourbonnais, and Manteno, retail vacated the downtown area and many buildings suffered vacancies and neglect. This period saw the demolition of many significant buildings and paved the way for surface lots and modern construction after 2000.

The Kankakee Downtown Historic District also served a vital role in the development of the social history of the city and the county. The influx of immigrants into the area increased the popularity of fraternal organizations and by 1920, a variety of fraternal organizations had established themselves. The downtown district would eventually be home to the International Order of Odd Fellows (IOOF), the Masonic Lodge, Knights of Columbus, and the Elks Lodge, many of them constructing their own buildings.

The population of the city more than tripled from 1880 to 1920, rising to 16,753. The number of churches in the downtown grew to serve this growing population and they became important social and community elements. Asbury United Methodist Church (#28), St. Paul’s Lutheran (#32), First Presbyterian (#18), and First Baptist (#19) all constructed churches in the historic city center during this period.

The downtown district provided a place for interaction and socialization but it exploded with entertainment options after the turn of the century. The area boasted seven theaters, and the Opera House in the Arcade Building (#55) at the corner of S. Schuyler and Merchant Street. Other entertainment locations included the Kankakee Hotel at Schuyler Avenue and Merchant Street (non-extant), the Petite Theater (#12), and the
Kankakee Downtown Historic District                                                                 Kankakee, Illinois
Name of Property                                                                                       County and State

Remington Theater (#9). Multi-screen theaters and modern amenities pushed out these theaters by the 1930s. Buildings were renovated to other uses as the downtown theater business declined.

Politics/Government
In the nineteenth century as the Illinois Central Railroad and the Kankakee River brought residents and commerce to the City of Kankakee, building centered on the area most accessible to both—which included the Downtown Kankakee Historic District east of the rail line and north of the river. Early building in the area was mainly wooden frame structures and residential use was interspersed with commercial use.

Courthouse Square was laid out in 1853 with the naming of Kankakee as the county seat and the donation of a large block of land and $5000 for a courthouse by the Associates Land Company. The first courthouse was built shortly thereafter but was destroyed by fire in 1872. A new courthouse was built similar to the first but by 1900, it was clear the county had outgrown the space. In 1908 Zachary Taylor Davis was awarded the commission for a new courthouse (#29); it was completed in 1912.

Kankakee became the seat of the government for the area, attracting business and professionals who catered to government. Lawyers and community leaders made their offices in the historic district due to the proximity to the courthouse.

Between 1910 and 1930, a number of public and government buildings were built in and adjacent to the historic district. In 1910 the city constructed a library in the Romanesque revival style just south of Courthouse Square. The library was followed by the War Memorial (#33) and Armory (#20) in 1920 and the Police and Fire Station (#16) in 1930, which also served as the seat of government for the city.

As the county grew, their services to the public outgrew the courthouse. Simultaneously, commerce in downtown was shrinking; in the late 1980s county offices began to move to the City National Bank building (#4), eventually purchasing the building.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

3. City of Kankakee Building Permit Records, City Code Enforcement Division, 1954 to present.
7. Kankakee City Directories 1911-2013
12. National Association of Counties, "*Find a County*".

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Historic Resources Survey Number (if assigned):
## 10. Geographical Data

**Acreage of Property**  43

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

### Latitude/Longitude Coordinates

Datum if other than WGS84: ________________

(enter coordinates to 6 decimal places)

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### Verbal Boundary Description

(Describe the boundaries of the property.)

The Downtown Kankakee Historic District represents the central business district of the City of Kankakee, and is bounded loosely by South Harrison Avenue on the east, East Oak Street on the north, South East Avenue on the west and East Station Street on the south.

Commencing at a point on the north side of East Court Street where it meets North East Avenue, go north along North East Avenue to the point where the east/west alley begins, then east to the intersection of the north/south alley, then north along the alley to a point at the rear of 149-151 North Schuyler Avenue and go east to North Schuyler Avenue. Go across North Schuyler Avenue along the south side of 164 North Schuyler Avenue to the alley, then south along the alley to the point where it meets East Court Street. Go east along the north side of East Court Street to North Dearborn Avenue, and then go north on North Dearborn Avenue to the point where it meets East Oak Street. Proceed east on East Oak Street to a point just west of the Police Station (385 East Oak Street) and go north to the northwest corner of the property. Go east along the north side of the building to North Indiana Avenue. Cross North Indiana Avenue using the alley and go east to North Harrison Avenue. At North Harrison Avenue, go south to a point mid-block at the rear of the Salvation Army property (148 North Harrison Avenue), then go east to the center of the block at the northeast corner of 545 East Court Street. Then go south along the east side of the 545 East Court Street property following a straight line south in the alley across East Court Street to the point where the alley meets East merchant Street. Proceed west on East Merchant Street to the corner of South Indiana Avenue, then go south on the west side of South Indiana Avenue to the east/west alley. Go west along the alley to the corner of the alley and South Dearborn Avenue, then go north on South Dearborn Avenue to East Merchant Street. At the corner of South Dearborn Avenue and East Merchant Street go west to South Schuyler Avenue. Proceed south on South Schuyler Avenue to East Station Street and then go east to the mid-point of the block at the east side of the bank building (310 South Schuyler Avenue). Then go south along the alley on the east side of the bank building to the alley south of the bank building. Go west along the south side of the bank building across South Schuyler Avenue to a point on South East Avenue on the south side the structure at 380 South East Avenue. Proceed north on South East Avenue to East Station Street and go east to the mid-point of the block. Go north along the west side of 151 East Station Street to East Merchant Street. At the intersection of the alley and East Merchant Street go west to the railroad tracks. Follow the railroad tracks north the north side of the Depot property, thence east to the rear of 187 South Schuyler Avenue at the alley. Then follow the alley north to the intersection of East Court Street and go west on East Court Street to the point of origin.

### Boundary Justification

(Explain why the boundaries were selected.)

The boundary for the Downtown Kankakee Historic District includes properties located within the central business district; this central business district reflects the cyclical nature of the local economy and how the economy has transitioned over time from mainly agrarian, to manufacturing, to service. The period of
significance includes periods of expansive growth as well as periods of economic contraction. The buildings within the district boundaries reflect these cycles. The buildings within the district boundaries reflect these cycles.

The boundaries for the Kankakee Downtown Historic District include the most significant concentration of the city’s historic commercial structures. District boundaries were drawn to minimize the number of non-contributing resources, as well as to exclude structures outside the period and areas of significance.

11. Form Prepared By

name/title         Elisabeth Dunbar                  date       June 27, 2017       
organization      Carlile Architects                telephone  815-401-0526    
street & number    143 N. Schuyler Ave. Suite 250    email       edunbar@carlile-architects.com    
city or town       Kankakee                           state       Il                     zip code   60901

Additional Documentation

Submit the following items with the completed form:

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

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

1. Map – Google Earth

Point A
41.121703°, -87.858588°

Point B
41.116131°, -87.850562°

Point C
41.116919°, -87.866406°

Point D
41.122388°, -87.865396°
Property name: Kankakee Downtown Historic District
Illinois, County: Kankakee

2. Map – Resource Key

Kankakee Downtown Historic District Resource Key

February 28, 2017

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geomatics GN, Kmdetel NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, & OpenStreetMap contributors, and the ODI User Community.
3. Map – Historic District overview with latitude and longitude points referenced on Map 1, showing green spaces, parking lots, and indicating contributing versus non-contributing.
Property name: Kankakee Downtown Historic District  
Illinois, County: Kankakee

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

<table>
<thead>
<tr>
<th>Name of Property</th>
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</tr>
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<td>Carlile Architects (Elisabeth Dunbar/Jacob Carlile)</td>
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<td>Date Photographed:</td>
<td>May 5, 2015 unless otherwise noted</td>
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</tbody>
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Description of Photograph(s) and number, include description of view indicating direction of camera:

1. View of American State & Savings (#1), Delonais Building (#2), and 119 E. Court St. (#3) at northeast corner of Court Street and East Avenue. View facing north. (February 25, 2017)
2. City National Bank (#4) at the northwest corner or Court Street and Schuyler Avenue. View facing southwest.
3. View of Dandelles Billiard Hall (#5), Anderson Wright Dairy (#6) and 149-151 N. Schuyler (#7) on east side of 100 block of N. Schuyler Avenue. View facing west. (February 25, 2017)
4. View of Insurance Building (#8), Remington Theater (#9), Holcomb/Turk Building (#10) and 203 E. Court St. (#11) on east side of 100 block of N. Schuyler Avenue. View facing southeast. (February 25, 2017)
5. Corner of E. Court Street and N. Schuyler Avenue showing 203 E. Court (#11), Jaffe Building (#12) and 239 E. Court (#13). View facing north. (February 25, 2017)
7. Domestic Laundry (#15) at the corner of Dearborn and Oak Streets. View is facing south from Oak Street; Dearborn Street is to the right (west).
8. Kankakee Fire/Police Station (#16) at the corner of Oak Street and Indiana Avenue. View facing northwest.
9. The Lemuel Milk Carriage House and Barn (#17), located on alley between Dearborn Street and Indiana Avenue. View facing west from Indiana Avenue.
10. First Baptist Church (#19) at the northeast corner of Court Street and Indiana Avenue. View facing north. (February 25, 2017)
11. Armory (#20), Indiana Avenue façade showing First Baptist Church (#19) to the south. View facing west.
12. Hertz Building (#26), center of the block on E. Court Street next to alley. View facing north.
13. Kankakee Post Office (#24), corner of Court Street and Harrison Avenue, directly across from Kankakee County Courthouse (#29). View facing north.
14. 435 E. Oak Street (#22) and Illinois Bell Telephone Building (#23) south-facing facades. View facing northeast. (February 25, 2017)
15. Masonic Temple (#27) and Asbury United Methodist Church (#28) as situated on S. Harrison Avenue. View facing southeast. (February 25, 2017)
16. Kankakee County Courthouse (#29) in the center of Courthouse Square on south side of Court Street between Indiana and Harrison Avenues. View facing southeast.
17. Telephone Exchange Building (#31) facing north on Merchant Street at the alley. View facing south. (February 25, 2017)
19. War Memorial (present-day Knights of Columbus) (#33), corner of Indiana Avenue and Merchant Street. View facing west, 151 S. Indiana Avenue (#34) to north.
20. West side of the 100 block of S. Indiana Avenue showing 151 S. Indiana (#34) and Gallagher Building (#35). View facing northwest. (February 25, 2017)
21. North-facing facades of 300 block of E. Court Street showing 380-388 E. Court (#36), LaFayette Block (#37), and 352 E. Court (#38). View facing south. (February 25, 2017)
Property name: Kankakee Downtown Historic District
Illinois, County: Kankakee

22. Court Street looking west from the intersection at Indiana Avenue. 380-388 E. Court (#36), LaFayette Block (#37) circa 1950, 352 E. Court Street (#38) are seen on the south (left) side of the street. First Presbyterian (#18) can be seen on the north (right) side. View facing west. (February 25, 2017)
25. 1 Dearborn Square Building (#42), currently PNC Bank and offices. Built 1972; non-contributing as it is after the period of significance. View facing east.
26. South side of E. Court St. between Schuyler Avenue and the alley showing 154 E. Court Street façade, 162 E. Court St., Kresge’s Building (#45), and 101 S. Schuyler Avenue (#46) (#45, #46 and #47 are non-contributing due to recent façade installation). View facing southeast. (February 25, 2017)
27. Arcade Block, showing the Arcade Building (#54), Arcade Annex (#53), Granger Building (#52), 155 S. Schuyler (#51), and 147 S. Schuyler (#50). View facing north. (February 25, 2017)
31. Aerial view from east side of N. Schuyler Avenue looking south.
32. East side of S. East Avenue between Station Street to the north and E. Hickory on the south, showing Fister Garage (#67), Fister Grocery (#68, 372 S. East Avenue (#69), and Schocke Grocery (#70). View facing southeast. (February 25, 2017)
33. Key City Liquors (#72), southwest corner of Schuyler Avenue and Station Street. View facing south.
Kankakee Downtown Historic District

Kankakee, Illinois

Name of Property

Photo 1

Photo 2
Kankakee Downtown Historic District
Name of Property
Kankakee, Illinois
County and State

Photo 3

Photo 4
Kankakee Downtown Historic District
Kankakee, Illinois

Name of Property

County and State

Photo 5

Photo 6
Kankakee Downtown Historic District
Name of Property

Kankakee, Illinois
County and State

Photo 7

Photo 8
Kankakee Downtown Historic District

Kankakee, Illinois

Name of Property

County and State

Photo 9

Photo 10
Kankakee Downtown Historic District
Kankakee, Illinois
Name of Property
County and State
Kankakee Downtown Historic District
Kankakee, Illinois

Photo 13

Photo 14
Kankakee Downtown Historic District
Name of Property

Kankakee, Illinois
County and State

Photo 15

Photo 16
Kankakee Downtown Historic District
Kankakee, Illinois
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Kankakee Downtown Historic District
Kankakee, Illinois

Name of Property             County and State

Photo 19

Photo 20
Kankakee Downtown Historic District
Kankakee, Illinois
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Photo 21

Photo 22
Kankakee Downtown Historic District
Name of Property

Kankakee, Illinois
County and State

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Kankakee Downtown Historic District

Kankakee, Illinois

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Kankakee Downtown Historic District

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Kankakee, Illinois

County and State

Photo 29

Photo 30
Kankakee Downtown Historic District
Name of Property

Kankakee, Illinois
County and State

Photo 31
Kankakee Downtown Historic District
Name of Property

Kankakee, Illinois
County and State

Photo 32

Photo 33