

WASHINGTON

United States Department of the Interior
Heritage Conservation and Recreation Service

For NCRS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Main Street Historic District

and/or common

2. Location

street & number 100 Block of South Main N/A not for publication

city, town Tampico N/A vicinity of congressional district 19

state Illinois code 012 county Whiteside code 195

3. Classification

| Category | Ownership | Status | Present Use |
|--|---|---|---|
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture <input type="checkbox"/> museum |
| <input type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial <input type="checkbox"/> transportation |
| | N/A | <input type="checkbox"/> no | <input type="checkbox"/> military <input type="checkbox"/> other: |

4. Owner of Property

name Various

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Whiteside County Courthouse

street & number

city, town Morrison state Illinois

6. Representation in Existing Surveys

Inventory of Historic Landmarks-
title Whiteside County has this property been determined eligible? yes no

date June 1973 federal state county local

depository for survey records Illinois Department of Conservation

city, town Springfield state Illinois

7. Description

| Condition | | Check one | Check one |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date <u>N/A</u> |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

The Village of Tampico (1980 population 966) is located in the southeast corner of Whiteside County in northwestern Illinois.

The topography of Tampico and the surrounding area is generally flat, representative of the Grand Prairie that covered much of Illinois. Agriculture is the primary industry of the region.

The boundaries of the Main Street Historic District encompass the town's central business district, comprising both sides of the 100 block of south Main Street. Boundaries include the historic business district area, and exclude structures not dating from the historic period. Likewise, residential areas were also excluded.

Traditionally, the business district was confined to one block of Main between Market Street on the north and the railroad tracks (now Burlington Northern) to the south. This is essentially the area included in the historic district, with two exceptions. The northern boundary has been drawn to follow the north property lines of 106 & 107 South Main in order to exclude a vacant lot on the northwest corner and a new, intrusive restaurant building on the northeast corner. The southern boundary is drawn along Pig Alley, in order to exclude a grain elevator not dating from the historic period located between the BN tracks and Pig Alley.

Land use within the district is strictly commercial, with some apartments on the second floors of some commercial buildings. Building density is less than during the peak of the historic period (1871-1920), when every lot was occupied. This can be attributed to a series of recent fires that have left a vacant lot between 119 and 131 S. Main, and a new bank building that occupies several lots between 110 and 122 S. Main. However, the commercial row extending from 107 to 119 S. Main illustrates the former density of the district.

With the exception of the new bank building, the buildings have a uniform setback, and since all but one have two stories, the district exhibits a visual harmony and rhythm. The majority of the buildings are brick masonry with a uniform cornice line. The two frame structures predate the incorporation of Tampico as a village. Main Street, 70' wide, is surfaced with asphalt, with concrete curbing and sidewalks.

Of the 14 major structures within the district, 10 are classified as significant due to architectural or historical distinction. It is the interrelationships of these structures, rather than individual distinction, that lends the district's architectural significance. The removal of one of these buildings would, therefore, diminish the significance of the others. Of the remaining structures, three contribute to the character of the district. These buildings, while dating from the historic period of significance, have been more extensively altered. They are also free standing structures, and not part of an integrated whole as are the significant structures. The one intrusion is a 1970's bank building in a "neo-colonial" style. There is no federal property within the district.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) Birthplace of |
| Specific dates | 1871-1920 | Builder/Architect | various | U.S. President |

Statement of Significance (in one paragraph)

The Main Street Historic District is significant as a relatively intact turn-of-the-century commercial district in a small, rural Illinois community and as the location of the birthplace of Ronald Reagan, 40th President of the United States.

HISTORY

While there were numerous settlements of Winnebago Indians along the Rock River, some ten miles northwest of Tampico, it remains a matter of speculation if any settlements occurred at Tampico prior to the white man.

Whiteside County was established in 1836, but the swampy nature of its southeastern corner (including Tampico Township) impeded rapid settlement. Early travelers through Tampico Township were frequently mired in the numerous sloughs that interspersed the gently rolling prairie. One bog just north of the present village of Tampico was so impressive that it earned the name Big Slough. The construction of a pike road (later incorporated into State Highway 172) in 1862 facilitated access through the township.

The County constructed an elaborate drainage system to convert the swampy acres to fertile farmland. Starting in 1858, the drainage was essentially accomplished by 1872, although some areas remained swampland into the early 20th century. It is therefore not surprising that Tampico was settled so late.

John W. Glassburn is credited as the founder of the village of Tampico. Glassburn, a native of Ohio, arrived in Illinois in 1858, settling first in neighboring Henry County. In 1861 he purchased 160 acres, the future site of Tampico, and built a home. It was not until 1871 that the next settler arrives, S.B. Winters, who erected a frame building that served as home, store, and post office. Shortly thereafter, Levi Renner arrived and opened a saloon.

In 1872, the Chicago, Burlington, and Quincy Railroad located a station on Glassburn's farm. This led Glassburn to platte his entire 160 acres as the original town of Tampico. It was officially incorporated in 1875.

While growth was rapid after the coming of the railroad, a series of disasters between 1872 and 1876 threatened to obliterate the fledgling town. Major fires struck in 1872, 1874, and 1876 necessitating repeated rebuilding of Main Street. Just as severe was the devastating tornado of 1874, which destroyed or damaged over 40 buildings.

Remarkably, the people of Tampico did not give up, but continued to prosper. Not suprisingly, buildings built on Main Street after 1876 are exclusively of brick.

Main Street experienced a building boom between 1896 and 1905, as Tampico solidified its position as a marketing center for the surrounding farms. Major industries in

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the community--Chapin's Cream and Poultry Station, Fischer and Thompson (later Glassburn's) Grain Dealers, the livestock yards along the C. B. & O. tracks (hence the name Pig Alley)--were principally agriculturally oriented.

An additional cause for the turn of the century growth of Tampico was the Hennepin Canal (listed on the National Register 5/22/78), which ran from Rock Falls to Rock Island. Construction on the Hennepin Canal feeder, which runs east of Tampico, was started in 1899 and completed in 1907. During this time many canal construction workers moved to Tampico and 5 new buildings were added to Main Street.

Tampico today remains an agricultural community, although Main Street no longer is home to as many businesses in 1980 as in 1908 (40). The district retains its historic character, with only one building post dating 1905. Undoubtedly, Tampico will face redevelopment pressures in the future, due to its increasing role in the tourism industry as a result of its most famous son.

Jack and Nelle Reagan settled in Tampico in 1906, moving into their second floor apartment at 111 S. Main on October 1. On February 6, 1911, their second son, Ronald, was born at this address. The family continued to live here until May 5, 1911 when they moved to a house at 104 Glassburn Street. Jack Reagan was employed by the H. C. Pitney variety store at 122-124 S. Main. When Pitney sold the store in 1914, the Reagans left Tampico settling for a while in Chicago, Galesburg, and Monmouth. In 1919 Pitney reopened his store, and Jack Reagan returned to Tampico to work for him. The family settled into the apartment above the store August 25, 1919 until Mr. Pitney again sold the store. The Reagans moved to Dixon, Illinois December 6, 1920. Ronald Reagan pursued a career in motion pictures and television before serving two terms (1966 - 1974) as Governor of California. Mr. Reagan was elected President of the United States in 1980.

The following structures are significant properties within the Main Street Historic District. Group A consists of the row of buildings extending from 107 to 119 S. Main. Group B is the commercial block at 122-126 S. Main.

A. The structures in this group are, generally, 2 story, 3 bay width brick buildings with cornices. 117-119 S. Main, the oldest brick buildings in the District, have segmental arch windows and brick cornices. The remaining buildings have flat headed windows and metal cornices. The storefronts have been modified in most cases usually by covering the original with modern materials. However, the alterations have not been substantial enough to detract from the buildings' integrity.

1. 107 S. Main was built in 1903 for Susie Sippell. During the historic period it housed a harness shop. It is currently vacant.
2. 109 S. Main was built in 1898 by J. J. Blietz. It housed the Elmdorf Grocery and Meat Market. It is currently vacant.
3. 111 S. Main (Ronald Reagan Birthplace) was built in 1896 for G. W. Stauffer. Ronald Reagan was born in the 2nd floor apartment on February 6, 1911. The Reagan family lived here from October 1, 1906 to May 5, 1911. The first floor housed a tavern from 1896 to 1915 and a bakery from 1915 to 1919. It served as the home of the First National Bank (1919-1931). Former owner and bank president R. F. Woods served as Mayor of Tampico (1913-1917).

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4. 113 S. Main was built in 1900 by Fred Seymour and housed the Seymour Grocery Store. It is now the home of the Ronald Reagan Gift Shop.
 5. 115 S. Main was built in 1900 by M. R. Lyon. It has been a funeral home since 1903. (Note: 113 & 115 S. Main were built simultaneously and share a common wall).
 6. 117 S. Main was built in 1877 for J. C. Paice. This building, and its companion 119 S. Main, were built following the last major fire in 1876. It housed at various times a variety store and a grocery and meat market. It is currently vacant. The building retains its original cast iron storefront.
 7. 119 S. Main was constructed in 1877 for Ruben Davis. Formerly used as a department store, the structure was damaged in a fire two years ago and remains in a deteriorated condition.
- B. This commercial block is a two story brick with metal cornice. 126 S. Main, built first, is two bays wide, 124 S. Main is 3 bay, and 122 is 4 bay. Windows are flat headed with stone lintels and sills. The original storefronts remain, but the windows have been boarded up or painted over at 122-124 S. Main.
1. 122 S. Main and 124 S. Main were built in 1900 by Ray McKenzie. Both storefronts were occupied by the H. C. Pitney Variety Store from 1911 to 1920. Ronald Reagan's father worked as a clerk in the store. The Reagan family occupied an apartment on the 2nd floor from August 1919 to December 1920.
 2. 126 S. Main was constructed in 1899 by A. J. Glassburn, son of town founder John W. Glassburn. A. J. Glassburn was mayor of Tampico (1882-1885, 1887-1893, 1901-1902) and president of the Tampico State Bank, which occupied this building (1899-1931). Tampico National Bank occupied the building from 1957 until moving into their new building. It currently houses a lumber and hardware store.

Contributing Structures

131 S. Main is a one story frame building built in 1873. It was formerly part of the Glassburn lumber and feed property. Its facade has been altered by the addition of a pseudo-mansard canopy and a new storefront.

106 South Main is a two story frame building with an extended parapet/false front hiding the gable roof. It was built in 1873 and was formerly a millinery and beauty shop. The storefront has been considerably altered, and it has been connected to 110 S. Main by a one story building.

110 S. Main is a two story brick building constructed in 1905. It was originally a grocery store, and now is used by the Masonic Lodge. Part of its cornice has been removed, and a new shingle canopy has been added.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property 2.3

Quadrangle name Prophetstown, ILL

W $89^{\circ} 47'$

Quadrangle scale 1:62500

UMT References NOT AVAILABLE

N $41^{\circ} 38'$

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| Zone | Easting | | | Northing | | | | | |

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Verbal boundary description and justification

See Continuation Sheet

The boundaries encompass those buildings remaining from the historic period identified in Section 8.

List all states and counties for properties overlapping state or county boundaries

state none code county code

state code county code

11. Form Prepared By

name/title Tampico Area Long Range Planning Committee
Michael Ward, Assistant National Register Coordinator

organization Illinois Department of Conservation date September 1981

street & number 405 East Washington telephone 217/782-3340

city or town Springfield state Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Donald K...

title Director date 4/1/82

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

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Bastian, Wayne, Whiteside County: Illinois Sesquicentennial Edition, Whiteside County Board of Supervisors, 1968, Morrison, Illinois.

Bent, Charles, editor, History of Whiteside County, 1877, Morrison, Illinois, reprinted 1975 by Sterling-Rock Falls Historical Society.

Davis, William W., History of Whiteside County, The Pioneer Press, 1908, Chicago, Illinois.

personal interview, Paul Nicely, by Howard Rasmussen, Tampico Area Long Range Planning Committee, December 1, 1981

Whiteside County Assessors Office record books, Morrison Illinois

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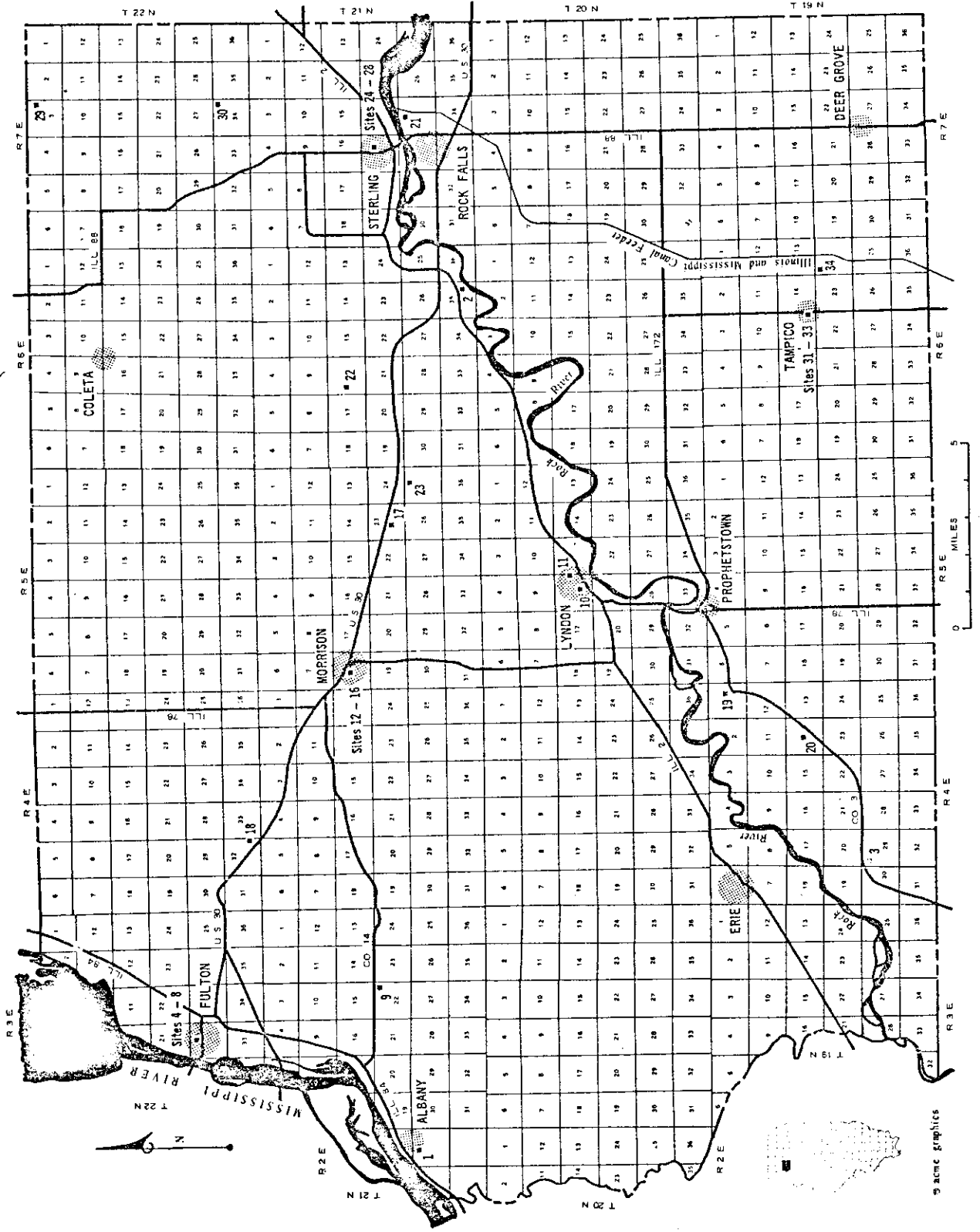
Continuation sheet Tampico Main Street H.D. Item number 10

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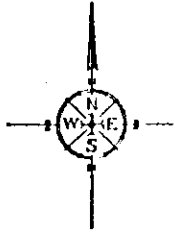
Verbal Boundary Description

Beginning at the intersection of Main Street and Pig Alley, moving southeast along Pig Alley to the alley between Main Street and Benton Street; north on this alley to the north property line of 107 S. Main, west along this line, crossing Main Street, to the north property line of 106 S. Main; continuing west along this line to the alley between Main Street and Joy Street; south along this alley to Pig Alley, then southeast to the point of beginning.

WHITESIDE COUNTY



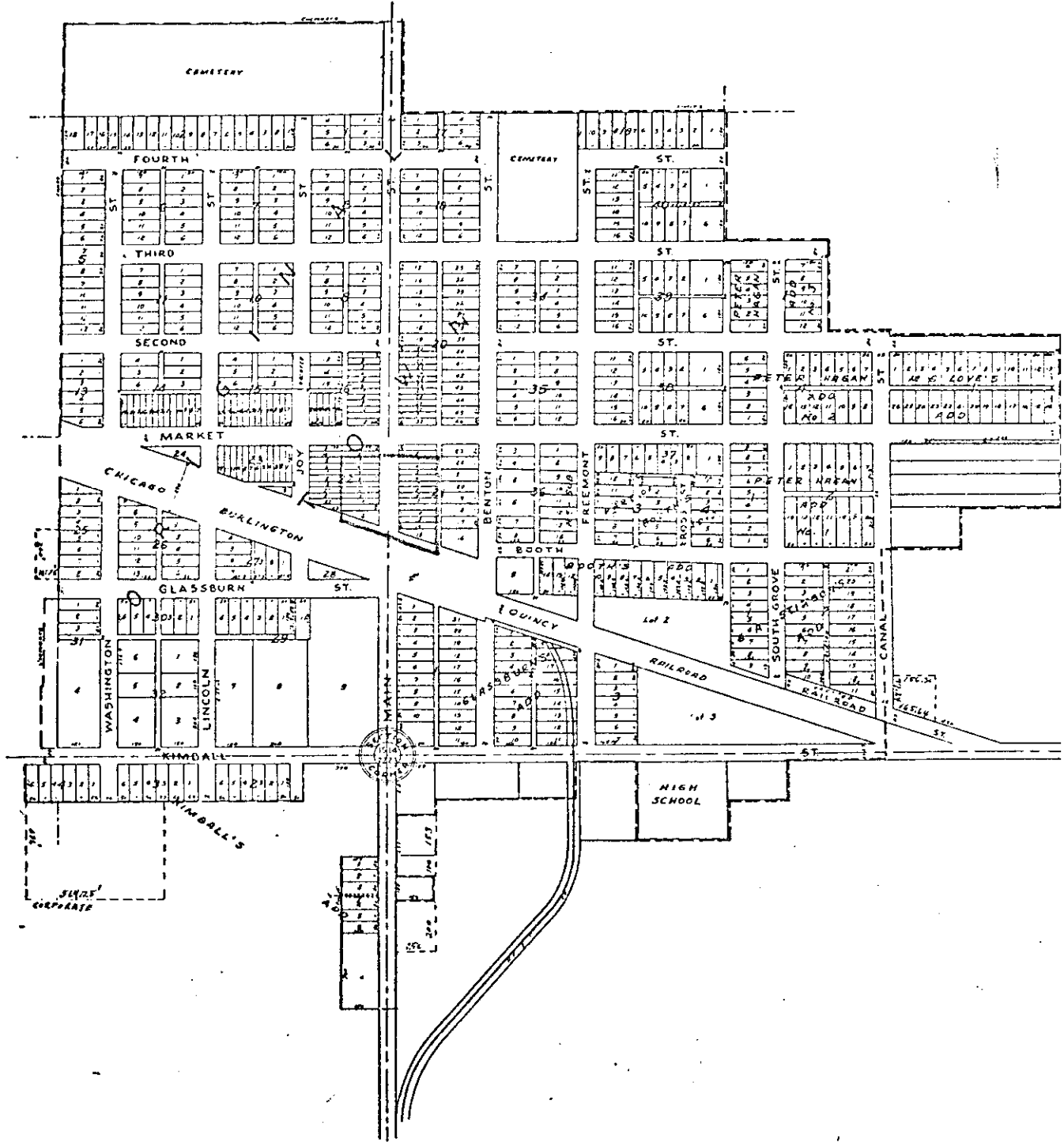
Some graphics



TAMPICO

ILLINOIS

R.C. BOOTH ENTERPRISES
HARLAN, IOWA
1961



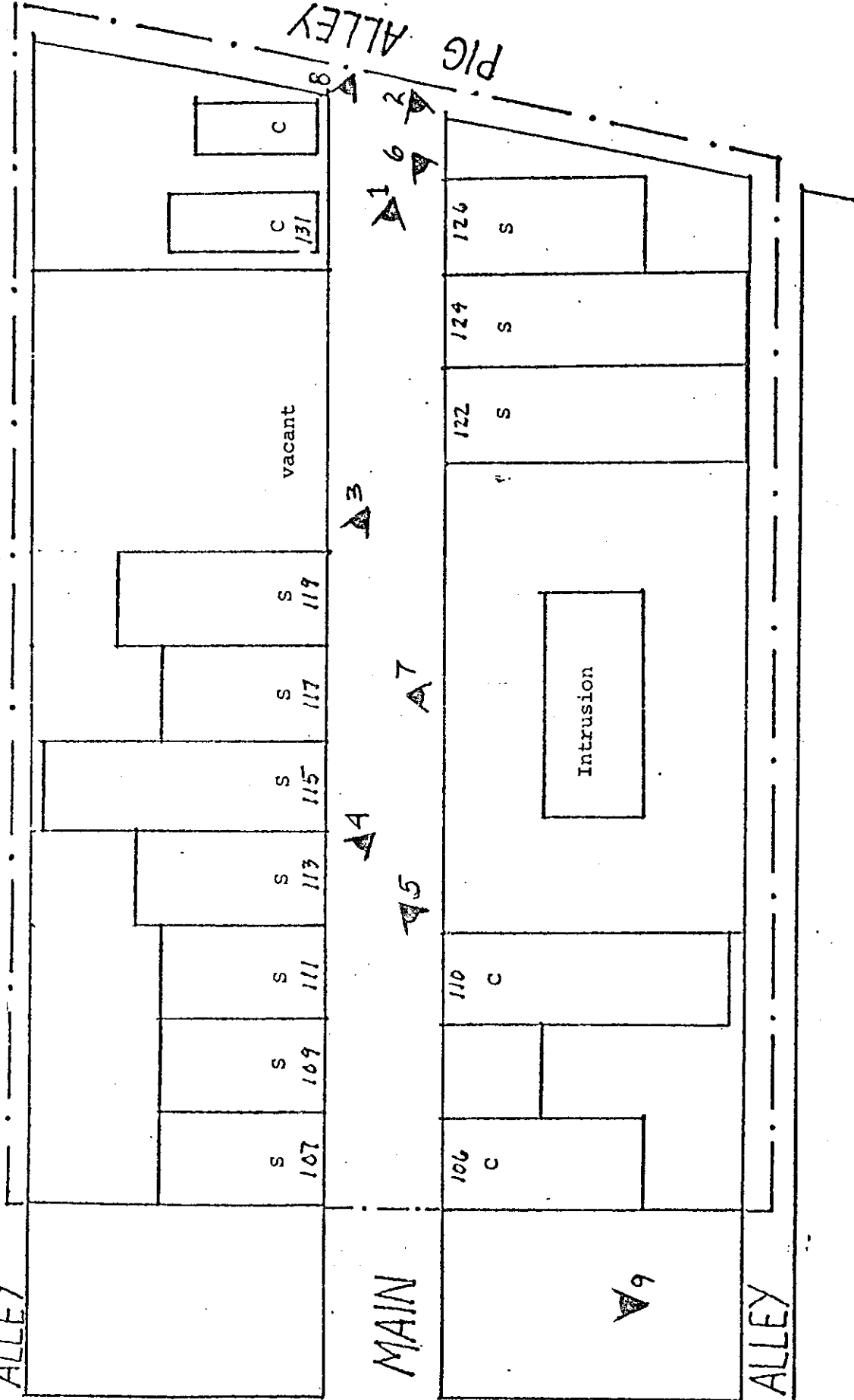
ALLEY

MARKET

MAIN

ALLEY

PIG ALLEY



TAMPICO MAIN STREET HISTORIC DISTRICT

S Significant structures

C Contributing structures

--- Boundary

▲ Photo views

COLORADO, Mesa County, Clifton, Clifton Community Center and Church, F and Main St. (06/03/82)
COLORADO, Montrose County, Montrose, Denver and Rio Grande Depot, 20 N. Rio Grande Ave.
(06/03/82)
COLORADO, Montrose County, Montrose, Montrose City Hall, 433 S. 1st St. (06/03/82)
COLORADO, Morgan County, Brush, All Saints Church of Eben Ezer, 120 Hospital Rd. (06/03/82)
COLORADO, Pueblo County, Pueblo, Galligan House, 501 Colorado Ave. (06/03/82)
COLORADO, Pueblo County, Pueblo, Gast Mansion, 1801 Greenwood St. (06/03/82)

CONNECTICUT, Fairfield County, Bridgeport, Division Street Historic District, Roughly bounded by
State St., Iranistan, Black Rock and West Aves. (06/03/82)
CONNECTICUT, New London County, New London, Woodworth, Nathan A., House, 28 Channing St.
(06/01/82)
CONNECTICUT, Fairfield County, Newton, New York Belting and Packing Co., 45-71 and 79-89 Gle
Rd. (06/02/82)

DELAWARE, Kent County, Milford vicinity, Archeological Site No. 7K-F-4 and 23, (06/03/82)

GEORGIA, Coweta County, Newnan, Northwest Newnan Residential Historic District, Roughly
bounded by RR tracks, Jefferson, Cavender, Duncan, and Browns Sts. (05/28/82)

IDAHO, Bannock County, Pocatello, Pocatello Historic District, Roughly bounded by RR tracks, W.
Fremont, W. Bonneville and Garfield Sts. (06/03/82)

ILLINOIS, Adams County, Quincy, Newcomb, Richard F., House, 1601 Maine St. (06/03/82)
ILLINOIS, Coles County, Oakland, Rutherford, Dr. Hiram, House and Office, 14 S. Pike St. (06/03/82)
ILLINOIS, Cook County, Chicago Heights, Bloom Township High School, 10th St., Dixie Hwy. and
Chicago Heights St. (06/03/82)
ILLINOIS, Cook County, Chicago, Railway Exchange Building, 80 E. Jackson Blvd. and 224 S. Michiga
Ave. (06/03/82)
ILLINOIS, Cook County, Chicago, Warner, Seth, House, 631 N. Central Ave. (06/03/82)
ILLINOIS, DuPage County, West Chicago vicinity, McAuley School District No. 27, Roosevelt Rd.
(06/03/82)
ILLINOIS, Kane County, Aurora, Hotel Aurora, 2 N. Stolp Ave. (06/03/82)
ILLINOIS, Kankakee County, Kankakee, Swannell, Charles E., House, 901 S. Chicago (06/03/82)
ILLINOIS, McHenry County, McHenry, Count's House, 3803 Waukegan (06/03/82)
ILLINOIS, Randolph County, Sparta, Sparta Historic District, S. St. Louis, W. 3rd and S. James Sts.
(06/03/82)
ILLINOIS, Rock Island County, Rock Island, Rock Island Lines Passenger Station, 3029 5th Ave.
(06/03/82)
ILLINOIS, Sangamon County, Springfield, Boulton, H. P., House, 1123 S. 2nd St. (06/03/82)
ILLINOIS, Whiteside County, Tampico, Main Street Historic District, S. Main St. (06/03/82)

INDIANA, Allen County, Fort Wayne, Bass, John H., Mansion (Brookside) 2701 Spring St. (06/02/82)
INDIANA, Marion County, Indianapolis, Lombard Building, 22-28 E. Washington St. (06/01/82)
INDIANA, Marion County, Indianapolis, Thompson, William N., House, 4343 N. Meridian St. (06/01/82)

KENTUCKY, Fayette County, Lexington vicinity, McCann, Benjamin, House (Castlelawn), Old
Richmond Pike (06/03/82)
KENTUCKY, Fayette County, Lexington vicinity, McCann, Neal, House, 5364 Todds Rd. (06/03/82)
KENTUCKY, Greenup County, Greenup vicinity, Stuart, Jesse, House, Stuarts Lane off W-Hollow Rd.
(06/01/82)
KENTUCKY, Woodford County, Archeological Site 15-Wd-61, (06/02/82)

LOUISIANA, Evangeline County, Ville Platte, Dardeau Building, 224 W. Main (06/01/82)