

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

SENT TO D.C.

12-16-99

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

1. Name of Property

historic name HOTEL STRATFORD

other names/site number Illini Hotel

2. Location

street & number 229 Market Street

not for publication

city or town Alton

vicinity

state Illinois

code IL

county Madison

code 119

zip code 62002

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

William L. White / SHPO  
Signature of certifying official/Title

12/16/99  
Date

Illinois Historic Preservation Agency  
State of Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Hotel Stratford  
Name of Property

Madison County, IL  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/Hotel

Commerce/Business

**Current Functions**  
(Enter categories from instructions)

Domestic/Hotel

Commerce/Business

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Classical Revival

**Materials**  
(Enter categories from instructions)

foundation Limestone

walls Brick

roof Concrete

other Asphalt

**Narrative Description**

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

Hotel Stratford  
Name of Property

Madison County, IL  
County and State

### 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.)

- 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 of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

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

### 9. Major Bibliographical References

#### Bibliography

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

#### Previous documentation on file (NPS):

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

#### Areas of Significance

(Enter categories from instructions)

Commerce

#### Period of Significance

1909 - 1950

#### Significant Dates

N/A

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Barnett, Haynes & Barnett, St. Louis, MO

C.L. Gray Construction Co., E.St. Louis, IL

#### Primary location of additional data:

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

Name of repository:

Hayner Public Library District, Alton, IL

Hotel Stratford  
Name of Property

Madison County, IL  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	5	7	4	4	1	5	10	4	13	0	18	2	1	10
Zone			Easting					Northing						

  
2 

Zone			Easting					Northing						

3 

Zone			Easting					Northing						

  
4 

Zone			Easting					Northing						

  
 See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Dorothy Kelley  
organization \_\_\_\_\_ date October 15, 1999  
street & number 323 Hoffmeister telephone 618 465-2700  
city or town Alton state IL zip code 62002

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name The Hotel Stratford, LLC  
street & number 229 Market Street telephone 618 465-2700  
city or town Alton state IL zip code 62002

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

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

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HOTEL STRATFORD

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### Section 7. Narrative Description

The Hotel Stratford at 229 Market Street in Alton, IL is a five-story Classical Revival building in brick with limestone and terra cotta trim. It is located at the southeast corner of Market and Third streets adjacent to the Middletown Historic District in downtown Alton. Structural and historical integrity have been preserved except for minor modifications to some windows and the covering of the cornice. The nomination consists of one contributing building.

The Hotel Stratford was opened in 1909 as the Illini Hotel with 68 rooms. The building has a concrete structural frame with dark red-brown brick exterior walls. The building has two distinct but adjoining parts. The northern part is a five-story, 50 x 103 feet rectangle with a full basement. The lobby is on the first floor and all guestrooms are on floors two through five. The southern part is a two-story 63 x 103 feet rectangle with a full basement and houses the kitchen and dining rooms. The hotel has a flat built-up roof with two small equipment penthouses, not visible from the main facades.

#### Exterior

The primary facades are the north and west sides. The five-story portion of the building has a classical three-part composition. The first floor has large commercial windows and brick quoins on the corners and piers. The top of this section has a wide horizontal Indiana limestone band at the second floor line. The middle section has smaller, residential scale, one-over-one, double-hung windows. The building corners and three center windows on the primary facades are accented with brick quoins. Window sills are limestone and the three center windows have a continuous sill to visually tie them together. Each window also has a distinctive limestone keystone at the head. The top section of the building is a deep cantilevered cornice. This cornice was originally richly detailed with coffers and wood trim but this has been covered with transite soffit panels and stainless steel fascia.

The west facade of the five-story building facing Market Street has three distinct bays. The center bay has an ornate terra cotta portico and columns at the first floor and a

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grouping of three windows above. Each side bay has a large commercial window at the first floor and aligning windows above. Windows into the basement grow larger as the grade slopes down to the south.

The north facade facing Third Street has nine bays. The first floor has large commercial windows, which decrease in height as the grade rises from west to east. The center bay entrance has an ornate terra cotta surround. A cantilevered metal canopy has been added to protect the door. The upper floors have a window in each bay and the top two floors have an extra window at the far left and far right bay in a symmetrical layout.

At the corner of the north and west facades a large metal cantilevered sign extends from the first floor to the cornice. It is set at 45 degrees to be visible from each street. It dates from the 1960's and reads "Stratford Motor Hotel".

The two-story portion of the west facade that faces Market Street continues the commercial windows, brick quoining and horizontal limestone trim at the first floor. Three projected bays accentuate the windows. Each bay originally had four adjacent 6 x 2 foot full-height casement type windows. These have been replaced with a spandrel panel and two windows each divided horizontally with a mullion. The second floor has three large openings aligned with the bay windows below. Each opening originally had three six-over-six, double-hung windows and a fixed transom panel. These have been replaced with large fixed pane windows with a single horizontal mullion. In addition, two wide brick piers between the second floor windows have a narrow, tall window. Originally, this was a casement window with mullions but has been replaced with fixed pane glass. The brick parapet extends up approximately one foot higher at the center of this facade to accent the separate composition of this facade. The basement level is nearly above grade due to slope in the adjacent grade. Three large commercial window units with adjoining entry doors on the right side align with each of the projected bays above.

The east and south facades are plain face brick. The five-story building has one-over-one windows on each facade. The pattern is irregular but the windows generally align vertically. Window heights vary, but heads generally align. The brick quoining and deep cornice found on the north and west facades wrap around the east and south corners for a

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short distance. Two one-story brick penthouses are visible; one at the southeast corner and the second near the center of the south facade. A large roof sign is near the southwest corner with faces to the northwest and southeast. This sign dates from the 1920's and reads "Hotel Stratford".

The two-story building has three approximately equal plate glass windows at the second floor of the south facade. The first floor is behind an adjacent one-story building. The East facade has two windows and an entry door at the first floor level. There are no windows on the east facade at the second floor level.

**Interior**

The plan of the first floor is substantially intact. The main lobby facing Market Street has 14 foot high plaster coffered ceilings with deep beams with dentil detailing between four large Doric columns set on marble bases. At the walls, pilasters align with the columns. The adjacent dining room in the two-story building has a similar ceiling but is columnless. At the east end of the lobby are the front desk, original elevator and large, open marble stair to the second floor. The original cafe east of the desk has spatial integrity but has been redecorated. An interesting feature is six large frescos painted on the lounge walls by an itinerant artist during the 1940's depicting scenes of westward expansion. The kitchen and service area is just east of the dining room in the two-story building.

The second floor has a large central lobby at the top of the marble stair. The original two-bay rotunda opening into the first floor lobby was filled in during the 1950's to create more floor space in the central lobby. To the west are several small meeting rooms and to the east are guestrooms along a double-loaded center corridor. Up a few steps to the south is a large meeting/reception room. This was originally a roof garden, but in 1913 the terrace was enclosed to create the meeting/reception space. This was subsequently redecorated in the 1960's.

The basement is a series of small inter-connected spaces. A large portion is occupied by a radio station, with direct access to Market Street with an entry door and store front glass located directly below the northernmost first floor projected bay.

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Floors three through five each have the original 'T' shaped double-loaded center corridor providing access to the guestrooms, which fill the floors.

### Section 8. Narrative Statement of Significance

The Hotel Stratford is locally significant for commerce and meets Criterion A for listing in the National Register of Historic Places. It is the sole surviving pre-1950 commercial hotel in Alton and reflects the important role hotels played in Madison County's largest city. Its period of significance is from 1909 to 1950. Built in 1909, the building was first named the Illini Hotel and in 1925, under new ownership, the hotel's name was changed to the Hotel Stratford. Since that date the building has been known as the Hotel Stratford, and therefore this name has been selected as the historic name for the building.

#### ALTON: THE HISTORIC CONTEXT:

Alton, Illinois, located north of St. Louis, Missouri, on the banks of the Mississippi River, was platted in 1817, when Illinois was still a territory. Rufus Easton's town plat, consisting of 48 blocks divided into lots, extended nine blocks north of the Mississippi and six blocks east and west along the river. The plat was filed with the County of Madison, Illinois Territory on March 26, 1818. Growth of the town was slow, as it vied with the more successful St. Louis. Toward the end of the 19th century, industry began to locate in Alton and adjoining towns. By 1912, the Illinois Glass Company was the largest hollow-ware glass manufacturing company in the world and employed 4,000 in its Alton factory. Franklin Olin had established his new Equitable Powder plant in East Alton. Standard Oil built a refinery in Wood River. Two flour mills put Alton in fifth place in the country in production of flour. Alton Brick Company, Illinois Box Company, Duncan Foundry, Mississippi Sand Company, half a dozen limestone quarry companies, and many small companies sparked a significant growth of the city.

Concurrent with the growth of the industrial base came the growth of transportation, financial and banking services, retail establishments and hotel and restaurant facilities.



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Dating back to 1836, Alton had hotels, many of them little more than rooming houses. By the turn of the new century, there were about eleven hotels in existence, "some of them thoroughly modern" according to an observer.

### THE HISTORY OF THE HOTEL STRATFORD

In July, 1908, the Merchants' Hotel Company was incorporated "to conduct, own, lease, manage, and operate hotels, restaurants, cafes, bars, and other similar places for the use and accommodation of the public, to carry on a general hotel business..." Capital stock was \$50,000, with a maximum of 500 shares at \$100 per share. Officers and directors were John I. Haynes, member of the architectural firm which was to build the hotel; Charles Lewis, head of Illinois Glass Company; H. L. Black, president of the First Trust and Savings Bank of Alton; Eben Rodgers, secretary and treasurer of Alton Brick Company; and F. L. Taylor. Less than four months later, capitalization of the new corporation was increased to \$75,000. The new company acquired, in short order, lots 7 and 8 of Block 12 of Rufus Easton's original plat, located on the southeast corner of Market and Third streets. Barnett, Haynes & Barnett, a St. Louis architectural firm, which designed the world-famous Cathedral of St. Louis (Basilica of St. Louis) was engaged to design a hotel to be built on the recently acquired property. (The firm also won the competition to design the Cook County Courthouse in Chicago but was passed over in favor of a hometown firm.) The firm also designed the Illinois Athletic Club building at 112 S. Michigan Avenue, Chicago.

Even before construction started, there was a contest for naming the new hotel. Mrs. A. M. Jackson, wife of the head of Alton's Western Military Academy, won \$10 in gold for the name "Illini".

Construction cost of the Illini Hotel was \$141,000 and the hotel was touted as being a fireproof structure made of cast-in-place concrete, brick and steel. Interior wall partitions are made of gypsum block with plaster finish. The only wood used was for trim, doors, and window and door frames. The bricks used in the construction were paving-type bricks, being larger than standard bricks and were made locally by Alton Brick Company.

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Details of construction were followed closely by the *Alton Evening Telegraph*, with stories on who bought stock, who got subcontracts, when the furniture was delivered, how the decorators were progressing. Meanwhile, in July, 1909, the Illini Hotel Company

was organized for the purpose of operating the new hotel. Lewis, Taylor, Black and Rodgers were still in the picture, but the company was headed by John I. Haynes of St. Louis, a principal of the architectural firm which built the hotel. Finally, on September 1, 1909, all the electric lights were turned on in the new five-story building and on Saturday, September 4, the new hotel was thrown open to the public. The following article from the September 3, 1909, *Alton Evening Telegraph* conveys the excitement of the occasion, as well as a vivid description of the new hotel.

ALTON'S NEW ILLINI HOTEL  
TO BE OPENED TO PUBLIC TOMORROW

MANAGEMENT COMPLETING RECEPTION PLANS

Hotel Cost \$141,000, is Completely Fire Proof and  
Has Been Pronounced One of the Finest and  
Most Perfect in the Country,---  
Many Visitors Expected.

Tomorrow the new Illini hotel will be thrown open to the public. Alton people especially are invited to attend the opening, and many visitors from out of the city are expected also. The rush and hurry of the past week to get the hotel in readiness for the formal opening tomorrow has kept everyone busy. Night and day men and women have been at work, finishing up what was not done and cleaning up. Furniture has been coming in on hurry up shipments and the hotel has been a scene of hustle and hurry from morning to night and then back to morning again. Manager August F. Ratz said he would have everything ready for the opening tomorrow and would be ready to receive the public. The kitchen will be given its first trial, the first meal will be served in the dining rooms, and the whole hotel will be thrown open to the public to take a look at it. No expense has been spared in the furnishing, nor in the building of the

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new hotel. As an illustration of the disregard for expense, it may be cited that the china was made to order, decorated with Indian heads and the hotel's name, and the silver is similarly marked. The hotel, as it will stand completed, exclusive of furnishing, cost \$141,000 and more is to be added to it, as Manager Ratz says the owners have promised to build a palm garden on the roof of the dining room where conventions may be held and dancing parties given in the summer time. To those who may be interested to know what kind of a building has been provided for the public by home capital and home enterprise, the Telegraph gives the following description. The Illini hotel is the first expensive enterprise ever carried out in Alton by Alton people in the spirit of trying to boost the city along without any immediate prospect of getting good financial returns. The owners, however, believe that in the future their confidence in this city will be shown to have been justified by good financial returns from the property. At the present they will be content to wait and look to the future for their reward. It is a handsome addition to Alton's real estate, an ornament to the city and a monument to Alton enterprise. It is no doubt a beginning of other and greater things for the beautifying and advancement of Alton, and the new Illini may be denominated the emblem of Alton's new spirit of progression.

#### Description of the Illini Hotel:

The Illini hotel consists of five stories in the main building and two stories in the dining room and kitchen annex. It is 111 feet on Market street and 103 feet on Third street, the entrance being on Market street. The building is constructed of vitrified paving bricks, laid in cement mortar, and all the floors and the roof are made of thick concrete and the whole building is fire proof and rat proof. The contractors say it is absolutely incombustible, a fire, if started in the draperies or bedding of any room, being unable to get outside of the room. It is said that a fire might be willfully started in any room and no damage could result outside of the place where it began. The building was erected by the C. L. Gray Construction Co. of E. St. Louis, with A. P. Garwick, as general superintendent of construction. It was started almost a year ago. The builders of the hotel are the Merchants' Hotel Co. of Alton,

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consisting of Alton investors exclusively, and the hotel is operated by the Illini Hotel Co., a separate corporation.

There are 67 bedchambers in the hotel above the main floor, all on the second and third floors being equipped with baths, some private and some semi-private, having two rooms opening into the bath room. Above the third floor, the rooms have no private baths, but there are two bath rooms on each of these floors. In every room of the hotel is a telephone and both hot and cold water and stationary wash stands. All the bed rooms are handsomely papered and the ceilings are tinted, there being no two rooms in the hotel having the same pattern of wall paper. There is also a wide diversity in the carpet patterns in the rooms. The furnishings of the rooms are in conformity with the finish of almost all of the wood work in the hotel, mahogany, and the mahogany scheme of finish is observed throughout in the furnishing. The beds in the rooms are heavy brass frames and are equipped with fine mattresses and with box spring mattresses in addition. Almost all the rooms have immense closets and those not so equipped have large wardrobes in them. In the bed-chambers the finish is in pure white, an enamel paint imported from Germany being used in the decorative work, which gives a glassy finish.

To the visitor entering the new hotel, the appearance is a great surprise. At the very entrance into the lobby of the hotel a beautifully designed portal of terra cotta gives an impression of striking beauty. The lobby, lighted by immense windows in the day time and by electroliers of handsome design at night, presents a scene of beauty. The floor of the lobby is laid in mosaic tile. The mural decorations are in olive green. Down the center of the lobby are four large pillars with marble design in decorations. In the top of the lobby is a light court opening from the parlor floor, the sides of which are richly ornamented and the rail is of mahogany. The marble stairway leading from the lobby to the second floor, and the marble steps at the entrance and the wainscoting in the lobby, complete a picture of elegance.

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Opening from the lobby are the buffet in the rear, of pretty design and richly furnished, writing and rest rooms for ladies and for gentlemen, telephone booths and the hotel office, with a private office for the manager. The counter at the hotel office has a marble top and the wood work is mahogany finish.

The dining room has been declared by those who know one of the most beautiful to be found anywhere. Its dimensions are 36x61 feet. On the west side are three oriel windows giving a "tavern" effect. The floor is of a highly polished hard wood, the ceiling is beamed and decorated with ornamental plaster. The lighting of the dining room is very complete and attractive. The furnishing is in mahogany with brass trimmings. The walls are decorated with ground leather paper.

But the pride of the main floor, to Manager Ratz, is the kitchen, and there his mind continually adverts. He tells you it is the most modern kitchen in the country. When he looked at the kitchen at first he demanded that it be enlarged, and the owners of the hotel did so at a heavy expense. Now it is large, light, roomy and sanitary, and will admit of the very best work being done with the least trouble. All the cooking will be done by steam and gas, and there will not be a coal fire in the building outside of the fire that will serve for furnishing the steam for the hotel heating plant and the kitchen use. The heating plant to furnish the steam consists of two sectional boilers so that in event of one going down the other could continue its work. But to get back to the kitchen. There are rows of steam cooking apparatus and on the other hand there is the immense refrigerating plant that will render ice unnecessary for preserving food in the kitchen. All the cooking utensils are of aluminum. There are big cooling boxes and big warming ovens, and even a machine for dish-washing that will do the work without breaking the dishes and will turn them out cleaned and dried. Manager Ratz is very, very proud of his kitchen because like any good hotel keeper he knows that a hotel's popularity lasts as long as its kitchen continues to furnish forth the kind of food the public wants. In order that there may be the utmost cleanliness of the kitchen help and other employees in the hotel, underneath the kitchen are baths and toilet for the

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help, and the strictest cleanliness will be insisted upon. None of the help in the hotel will remain in the building over night.

In the ladies parlor, upstairs, a place of comfort is provided, with the finest of willow fibre chairs and settees. There are two fast elevators in the hotel, one at the office for passengers and the other at the rear for freight. In the rear is a flight of concrete steps leading from the basement to the roof, and absolutely fire proof. There is no front flight of stairs above the second floor. Every detail of the building and furnishing of the hotel was decided upon to give the utmost beauty and convenience, combined with durability, and the hotel may well be pronounced one of the finest in the state of Illinois and a great credit to the city of Alton.

In approximately 1912 the large meeting/reception room with stage which could be adapted for banquets, conventions, and public gatherings of all kinds was constructed above the dining room, providing spectacular panoramic views of the Mississippi River. Alton was becoming a convention city and in the previous year had hosted two notable groups: the Upper Mississippi River Improvement Association and the State Liquor Dealers' Association. Its success as a convention city was attributed to "its splendid hotel facilities which cannot be excelled by any other city in Illinois outside of Chicago." In addition to the Illini, the city boasted the Madison, Lincoln, Depot, Alton, Eastern Lafayette, Buck's, Laclede, Glynn, Savoy and Myrtle hotels.

Only the Illini (now Stratford) remains in operation today. It has operated continuously as a hotel since it opened on September 4, 1909. Most of the others disappeared without a trace. Buck's was relocated to Wood River in 1915. The Madison closed its doors in 1930. The Savoy, located at the corner of Front and Market streets, was sold approximately twenty-five years ago to Oasis Women's Center, which converted it to a shelter for abused women and children, a purpose it still serves.

The other hotels disappeared from the scene without a mention in the press.

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Public interest in the new Illini Hotel continued unabated. A new roof garden was built over the hotel dining room in 1910, and in the January 20, 1912, edition of the *Telegraph*, construction of the hotel, the YMCA across Third Street, and a government building east of the hotel was described as the "greatest improvement in property in the city of Alton". The article continued:

During the time the hotel has been running, Alton as seen more conventions held in her limits than during the rest of the lifetime of the city.... As a place for the giving of society events, luncheons, suppers and dances and social functions of various kinds the big hostelry is becoming more popular everyday.

Regrettably, all this popularity did not transfer into profits for the stockholders and in February 1914, the hotel was sold to its second mortgage holders for less than half its original cost. Later that year, city officials discussed the possibility of buying the hotel and using it for a new city hall, but the idea was abandoned in favor of building a new city hall, which still stands, half a block up the hill from the hotel. The year ended with a New Year's Eve article in the *Telegraph* announcing the closing of the bar due to poor business. The manager said he might later re-locate the bar to the basement, where it would be less objectionable to the hotel's women guests.

The ensuing years were good. When F. F. Dunlap, manager, sold his interest and retired, the *Telegraph* noted the Illini "had done a good business and enjoyed a very select patronage" under his management. The May 31, 1917 article continued:

It has been more prosperous under his administration of it than ever before. It was predicted long ago when the bar was abolished in the hotel that it could not make a success of operating without a bar, but the results there have contradicted these predictions. The Illini is one of the finest properties physically of any hotel in southern Illinois.

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In May 1918, the Illini had another "first"--an elevator girl. The decision was dictated by the "scarcity of men". The manager, surprised that she mastered the mechanism in only three lessons, said he was well pleased with the innovation.

On January 14, 1919, a short article in the *Telegraph* noted that Charles Levis, Secretary of the Illinois Glass Company, was named president of the company controlling the hotel. The dining room was closed in 1918 and re-opened July 1, 1920. The hotel at that time was "well filled with permanent guests". The article which announced the reopening of the dining room said it had always been a mystery as to why the hotel had not been profitable since it was well-built, well-equipped and large enough to warrant a good business.

However, the new management was no more successful at turning a profit than the earlier ones and on March 1, 1923, Eben Rodgers, a prominent local businessman and a director of the operating company, was named receiver for the hotel. He said the owners were making current expenses but were carrying a heavy load from the past.

The final report of the Master in Chancery regarding a public sale of the assets shows that Mr. Rodgers bought the property, including all personal property in the hotel building, on September 13, 1924 for \$69,000. Creditors and stockholders who had advanced money to the hotel got twenty-five cents on the dollar.

No sooner was this business concluded than Mr. E. J. Lockyer, a retired hardware store owner, returned to Alton from a motor trip and bought the hotel from Mr. Rodgers. Lockyer said he had long had his eye on the place and was delighted to acquire it. He remained the owner until his death October 5, 1939.

Mr. Lockyer's first act as owner was to persuade an old friend, T. J. Kinane, who owned and operated a hotel in Wisconsin to manage The Illini. Mr. Lockyer's second act was to rename the hotel the Stratford after the principal city near the place of his birth in England.

Other changes rapidly followed. The dining room was opened to the public and did a capacity business. Two sample rooms were provided for the convenience of commercial men in displaying their goods. And the bathing habit had become so pronounced that sixteen bathrooms were added, making a total of thirty-six for sixty-five guest rooms.



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HOTEL STRATFORD

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Mr. Kinane had to retire for health reasons after less than two years on the job and Mr. Lockyer then leased the premises and sold the furnishings to E. B. Wright, who had twelve years experience in the hotel business. Mrs. O. F. Christy, an associate of Mr. Wright and described as one of the most popular women in Alton, was to be housekeeper of the Stratford.

In short order, the kitchen was rebuilt and new equipment added, the dining room was redecorated and a new lighting system was installed in the lobby and dining room. By 1928, a complete new refrigeration system had been installed in the kitchen and a large new electric sign placed on the roof at the Northwest corner of the building. The sign is still in place.

The Illinois Bell Telephone Company district offices now occupied the former meeting/reception room on the second floor, but the dining room, with a capacity of 200, remained in operation and was used for dances as well as dining.

Mr. Lockyer died intestate in 1939, leaving his widow and four siblings, three in England and one in the United States. The hotel remained in the estate until 1943 when Charles D. Summers of Alton purchased it. He remained the owner of record until 1995 when the current owner, The Hotel Stratford, LLC purchased it.

In spite of the many changes in ownership, managers and operators, the Stratford has been in continuous operation since it opened its doors to the public on September 4, 1909, and it has been an important factor in the commercial, industrial and social history of the city.

Alton Box Board Company (formerly Alton Box, later Jefferson-Smurfit) for many years had a suite at the southwest corner of the fourth floor used for the entertainment of customers and for company meetings. Olin Corporation's visiting customers and celebrities who came to shoot at Nilo Farms were housed at the Stratford. Local companies used Stratford meeting rooms for dinner meetings, service award dinners, labor negotiations and arbitration hearings. Local social organizations such as Junior League and Community Service League held their meetings there. It was "the" place for wedding receptions. Service and business clubs--Rotary, Kiwanis, Exchange Club, Toastmasters, Optimists, Business and Professional Women--all held their regular meetings at the

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Stratford until the advent of motels on the outskirts of Alton in the mid 1970's. In addition, it was often the site of public hearings and area school class reunions.

Until the early 1970's when commercial development commenced on the outskirts of Alton, the Stratford served not only Alton, but all the adjacent communities--East Alton, Wood River, Bethalto, Cottage Hills, Roxana, Hartford, Brighton, Godfrey and Fosterburg. None of these communities had a hotel with banquet, dining and meeting facilities. Actually, most of them had no hotels of any sort, although there were at various times, small hotels which primarily catered to working men.

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## National Register of Historic Places Continuation Sheet

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HOTEL STRATFORD

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### MAJOR BIBLIOGRAPHICAL REFERENCES

- Toft, Carolyn Hewes. *St. Louis: Landmarks & Historic Districts*. Published by Landmarks Association of St. Louis, 1988.
- McCue, George. *The Way We Came - A Century of the AII in St. Louis*. Patrice Press, St. Louis, 1991.
- Stetson, Charlotte. *Alton, Illinois, A Pictorial History*. G Bradley Publishing, Inc., St. Louis, Mo., 1986.
- Whitten, Marcus. *American Architecture Since 1780 A Guide to the Styles, Rev. Ed.* Massachusetts Institute of Technology, 1992.
- Alton Evening Telegraph*, 50 issues between 1909 and 1928.
- Abstract of Title* to Lots Nos 7 and 8 in Block No. 12 of the City of Alton containing 30 feet on Third Street as the town was laid out by Rufus Easton in 1817. Abstract entries commence June 20, 1887.
- Alton Illinois Illustrated 1912*. Published by James Allan Reid, Book Maker, St. Louis, Missouri and Alton, Illinois.

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National Park Service

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HOTEL STRATFORD

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### Section 10. Verbal Boundary Description

The Hotel Stratford is located on the southeast corner of Third and Market Streets in Downtown Alton, Madison County, Illinois. Lots 7 and 8 in Block Number 12 in Alton Proper, in the City of Alton, County of Madison, State of Illinois.

### Boundary Justification

The boundary includes the entire town lots that have historically been associated with the hotel.

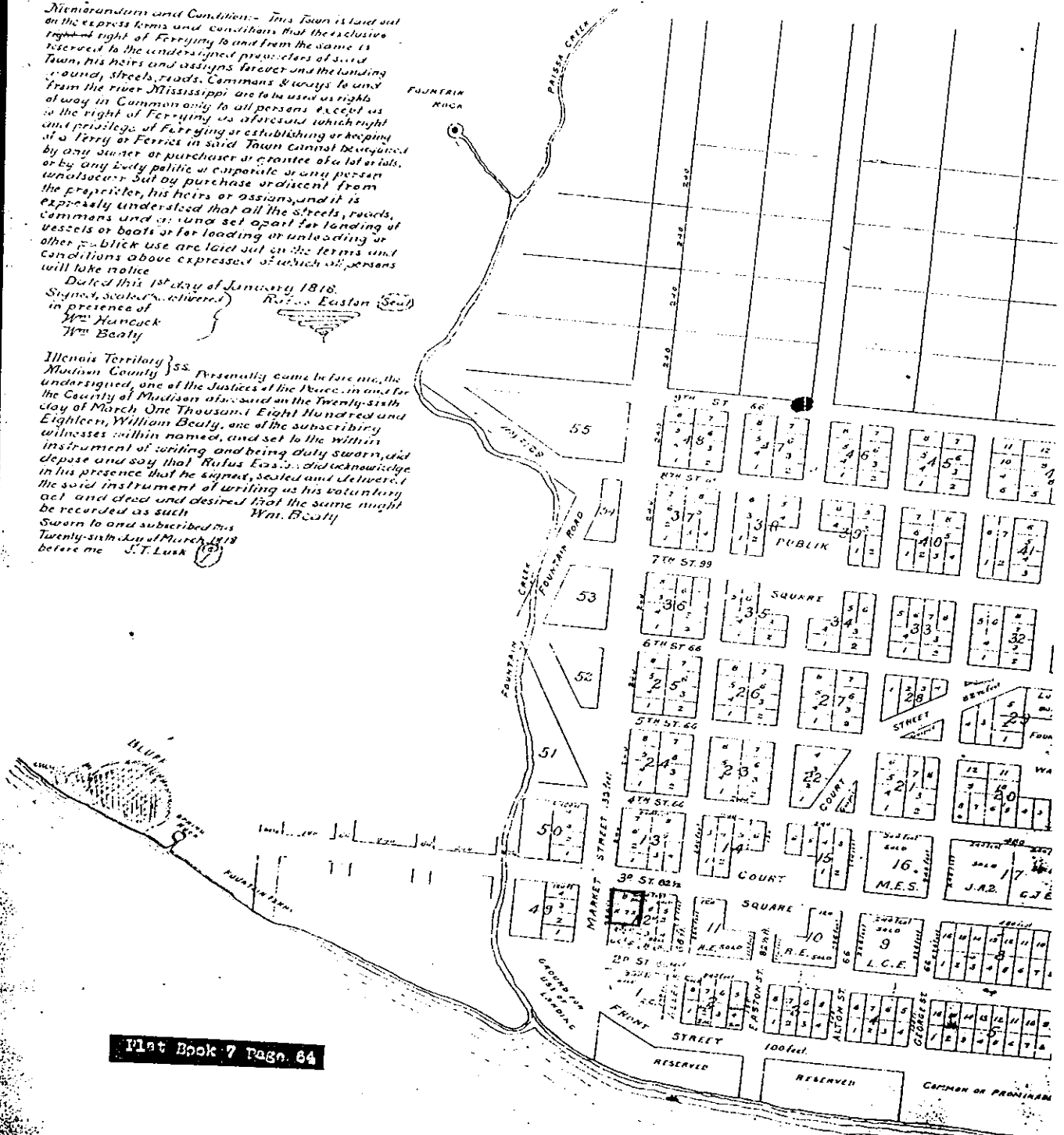
The Town of Alton in Madison County, Illinois

*Memorandum and Condition:*— This Town is laid out on the express terms and conditions that the exclusive right of Ferrying to and from the same is reserved to the undersigned proprietors of said Town, his heirs and assigns forever and the landing ground, streets, roads, Commons & ways to and from the river Mississippi are to be used as rights of way in Common only to all persons except as in the right of Ferrying as aforesaid which right and privilege of Ferrying or establishing or keeping of a Ferry or Ferries in said Town cannot be acquired by any donor or purchaser or grantee of a lot or lots, or by any body politic or corporate or any person whatsoever. Sub by purchase or descent from the proprietor, his heirs or assigns, and it is expressly understood that all the streets, roads, Commons and ways set apart for landing of vessels or boats or for loading or unloading or other public use are laid out on the terms and conditions above expressed of which all persons will take notice.

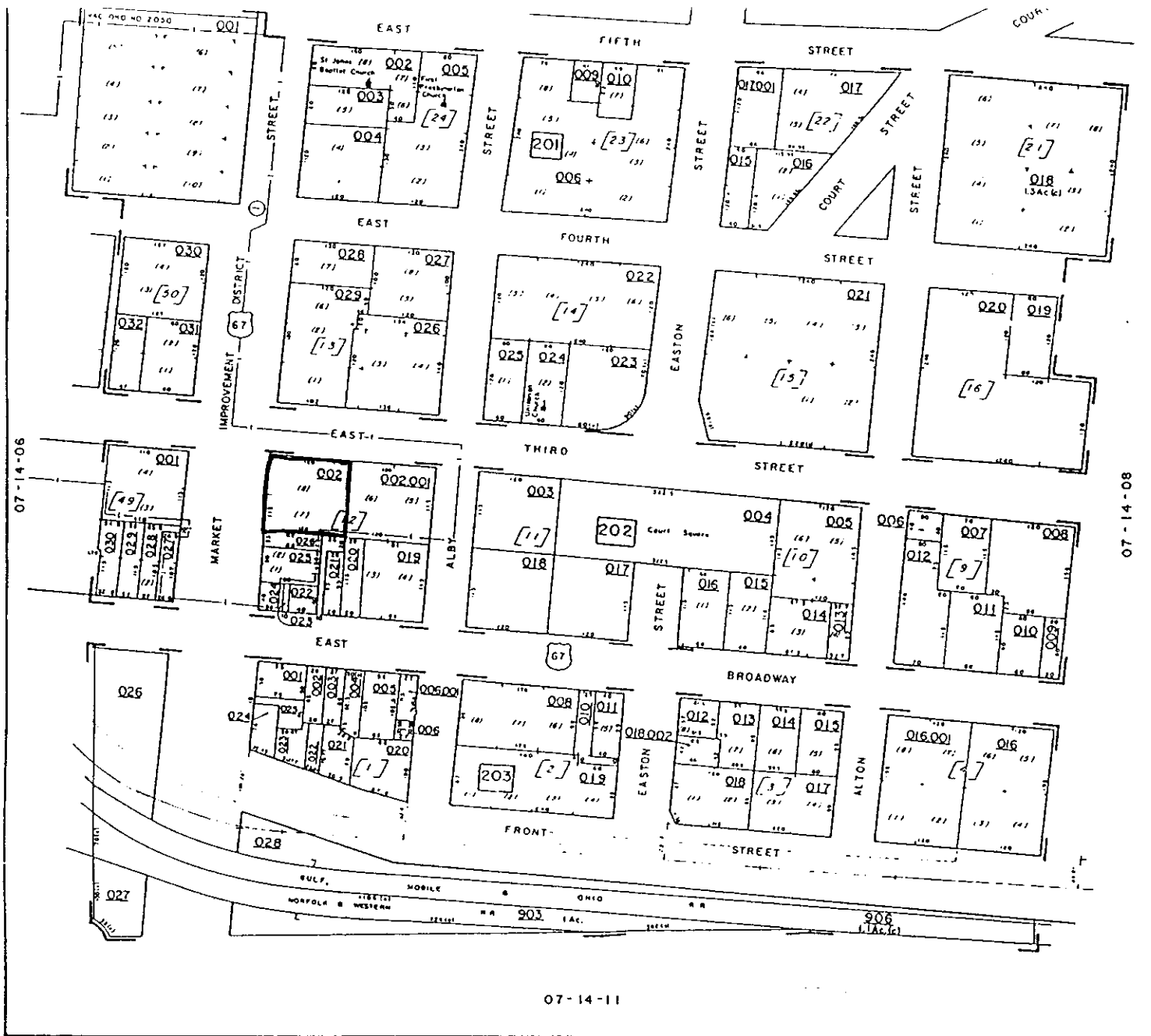
Dated this 1st day of January 1818.  
 Signed, sealed & delivered in presence of  
 Wm Hancock  
 Wm Beatty

Illinois Territory } ss.  
 Madison County } Personally came before me, the undersigned, one of the Justices of the Peace, in and for the County of Madison aforesaid on the Twenty-sixth day of March One Thousand Eight Hundred and Eighteen, William Beatty, one of the subscribing witnesses within named, and set to the within instrument of writing, and being duly sworn, did depose and say that Rufus Easton, did acknowledge in his presence that he signed, sealed and delivered the said instrument of writing as his voluntary act and deed and desired that the same might be recorded as such.  
 Wm. Beatty

Sworn to and subscribed this Twenty-sixth day of March 1818 before me J. T. Lusk



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## ALTON TOWNSHIP MADISON COUNTY, ILLINOIS

LEGEND				SPECIAL DISTRICTS				
STATE OR COUNTY LINE	EASEMENT LINE	ORIGINAL SUBDIVISION BLOCK NO. [23]	DIMENSION IN FEET (Minimum 66 ft)	FIRE	SCHOOL	WATER	PARK	
TOWNSHIP, CITY, TOWN LINE	PROPERTY LINE	ORIGINAL SUBDIVISION LOT & NO. - 6 - 11	INTERSTATE HIGHWAY	LIGHT	SCH	W	P	
SECTION LINE	LAND MARK	AREA IN ACRES (From Deed) 10 AC.	U.S. HIGHWAY	SCHOOL	UNIT DISTRICT			
HIGHWAY & STREET R/W	WATER	AREA IN ACRES (Estimated) 10 AC. 60	ILLINOIS STATE HIGHWAY	SEWER	JANION COLLEGE DISTRICT No. 236			
BLOCK LIMIT LINE	BLOCK NO. 100	DIMENSION IN FEET (From Deed) 268	COUNTY HIGHWAY	WATER				
RAILROAD R/W	PARCEL NO. Q03	DIMENSION IN FEET (Minimum) 66 ft	SERVICE OR TOWN ROAD	PARK				
				IMPROVEMENT				
<b>CLT</b> <b>BALANCED</b> <b>GOVERNMENTAL</b> <b>SERVICES AT&amp;A</b> <small>To Missouri Division</small> <small>COLE LAYEN FARMULE COMPANY</small> <small>200 W. MAIN ST., ALTON, ILL. 62001</small>		<b>REAL PROPERTY MAP</b> <small>PREPARED FOR</small> <b>MADISON COUNTY</b> <b>BOARD MEMBERS</b> <small>Maps &amp; Plans Department</small> <b>COUNTY OF MADISON</b>		CONGRESSIONAL TOWNSHIP NO.				
				NW 1/4, NE 1/4, SECTION 14 TOWN 05 NORTH, RANGE 10 WEST <b>07-14-07</b> <small>SEVEN HUNDRED</small>				
		DATE OF MAP: JANUARY 28, 1974	 SCALE: 1" = 100'		 N			
		DATE OF REVISION:						

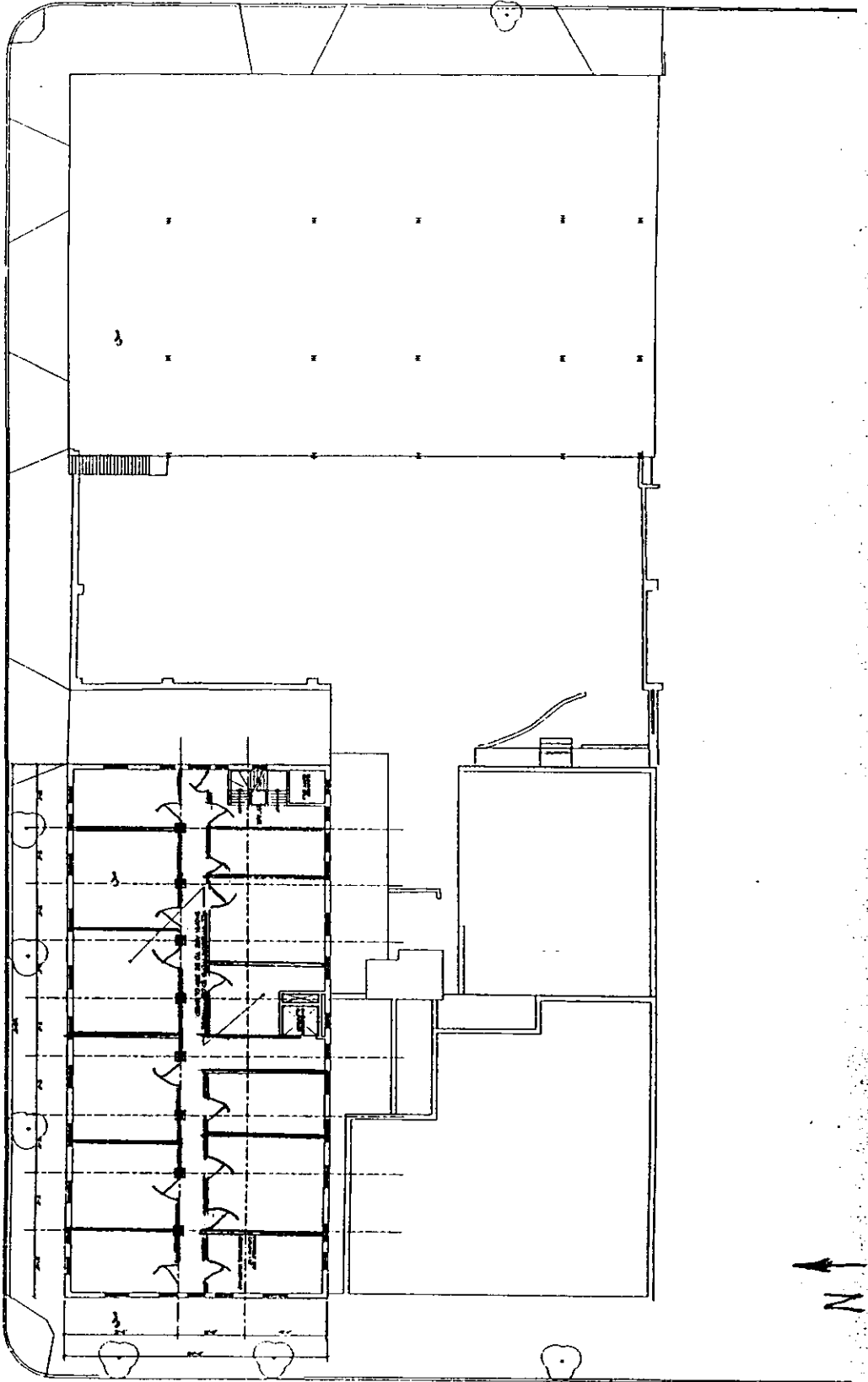
HOTEL STRATFORD, ALTON, ILLINOIS











4th & 5th Floor Plan

**Charley/Schlen Associates**  
 Architecture & Interiors

1001 W. 1st St.  
 New York, N.Y. 10014  
 Phone: (212) 850-4400  
 Fax: (212) 850-4401

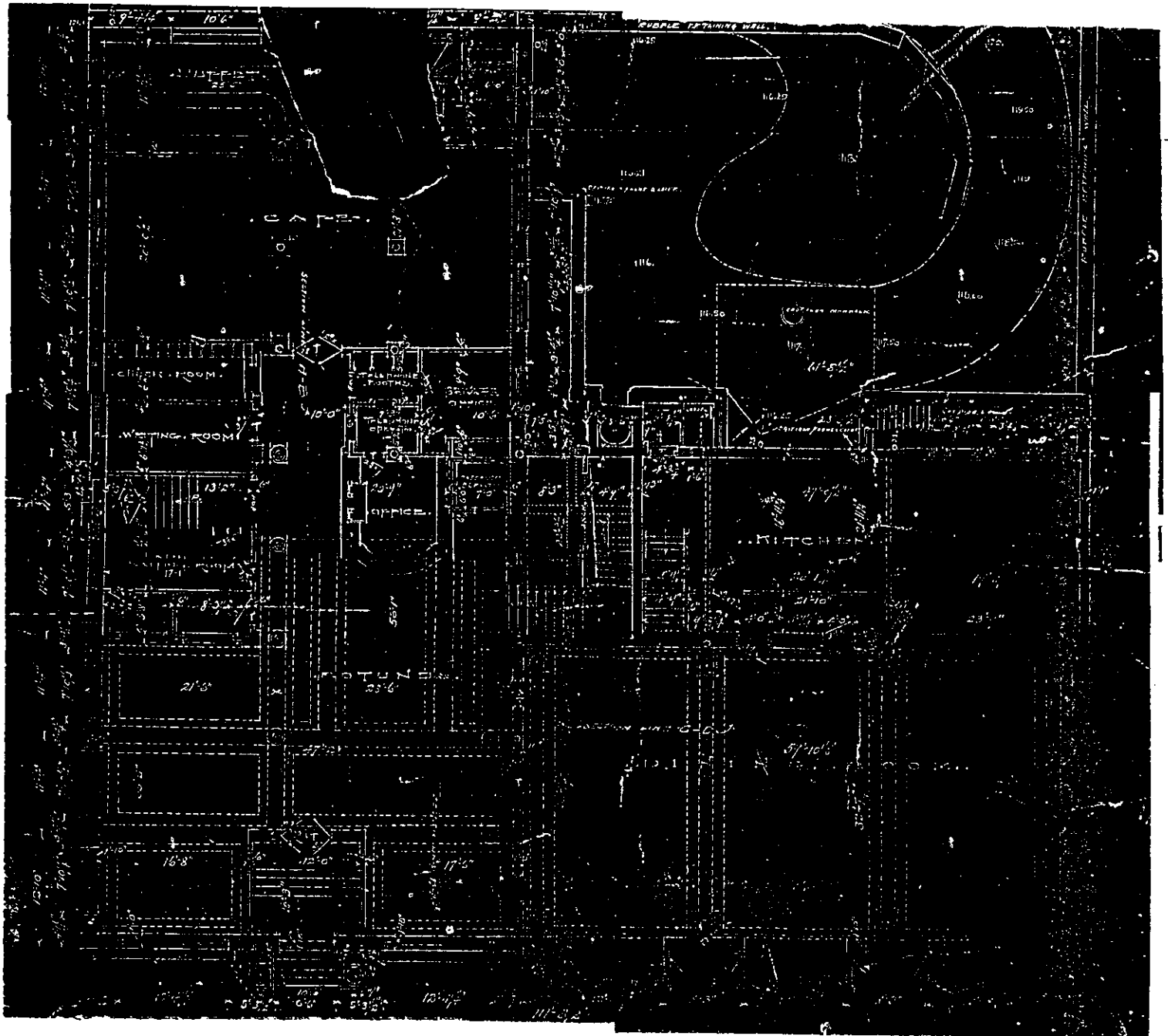
OWNER: **Q. Inc.**  
 1001 W. 1st St.  
 New York, N.Y. 10014  
 Phone: (212) 850-4400  
 Fax: (212) 850-4401

No.	Rev.	Revised Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**Hotel Stratford**  
 229 Market Street  
 Alton, Illinois

Scale: 1/8" = 1'-0"  
 Date: 10/15/88  
 Project: 4-88  
 Drawing: 4th & 5th Floor Plan  
 Not Bound for Construction



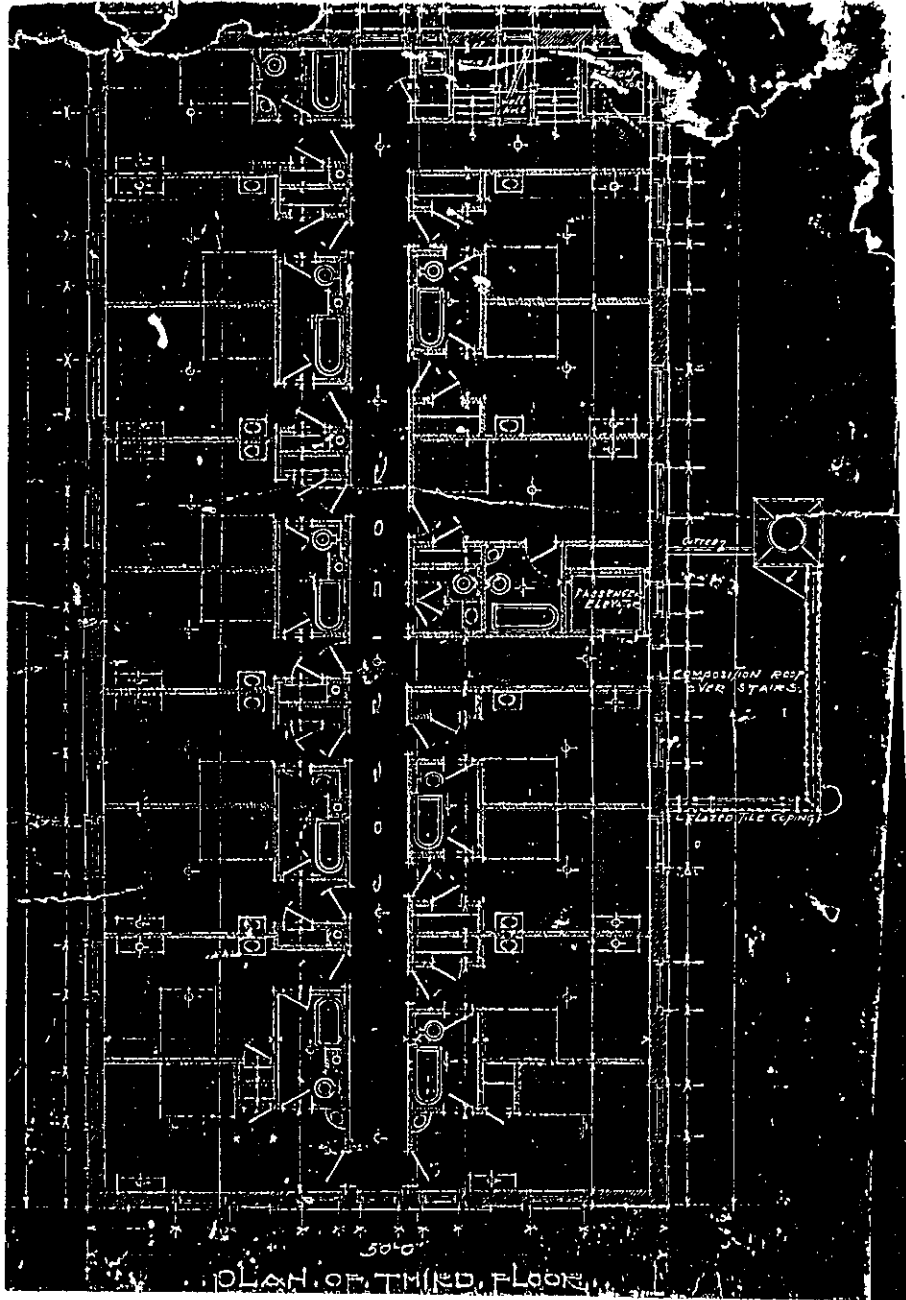


North

First Floor

Hotel Stratford,  
 229 Market Str  
 Alton, IL  
 as drawn in 1909





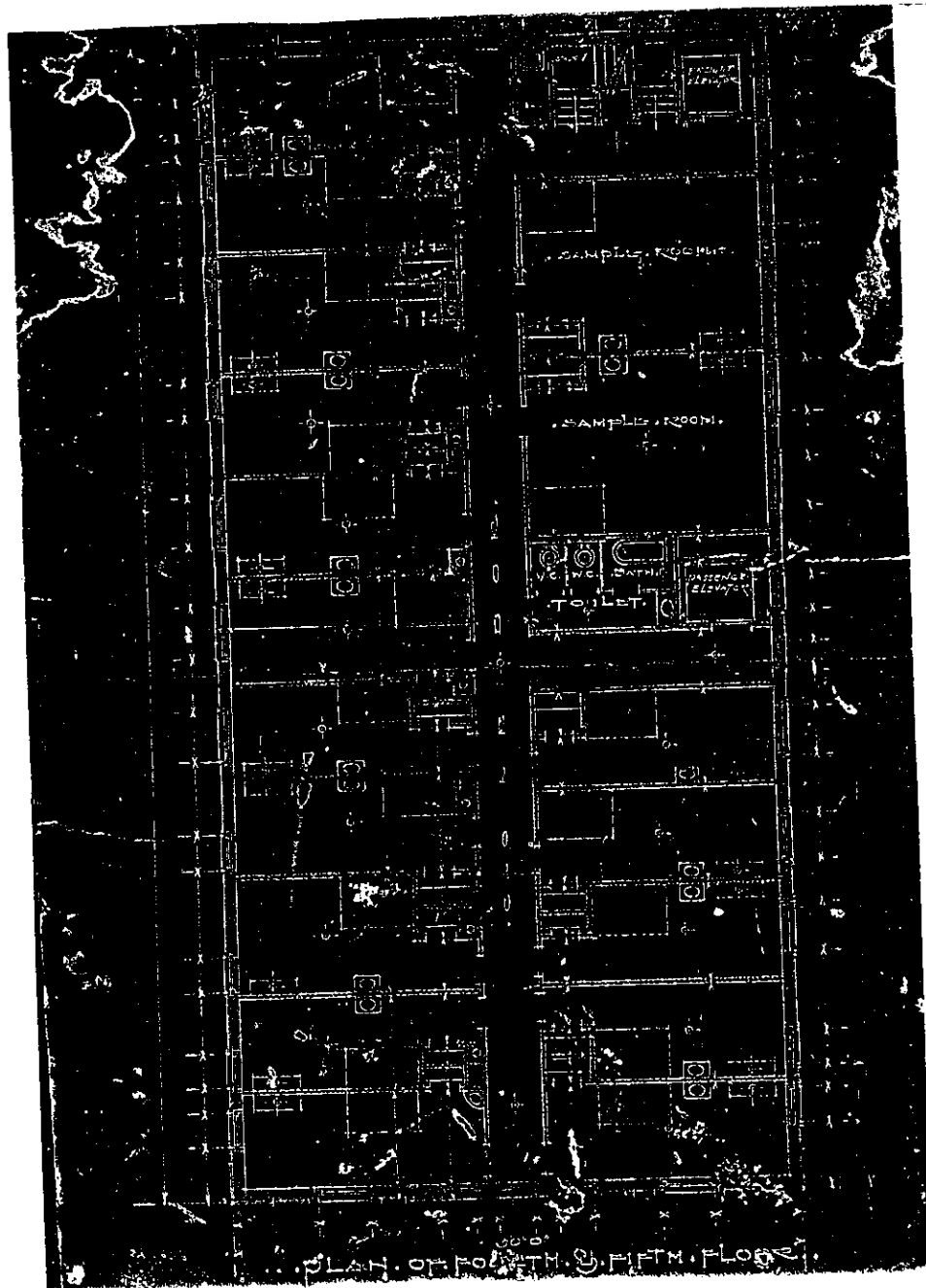
PLAN OF THIRD FLOOR

North

Third Floor

Hotel Stratford  
229 Market Str  
Alton, I.L.

as drawn in 1909



← North  
 Hotel Stratford  
 229 Market St  
 Alton, IL.

Fourth and Fifth Floor  
 as drawn in 1909



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

RECEIVED

FEB 22 2000

Preservation Services

IN REPLY REFER TO:

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places.

For further information contact Edson Beall via voice  
(202) 343-1572, fax (202) 343-1836, regular or E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)

Visit our web site at <http://www.cr.nps.gov/nr>

FEB 4 2000

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/24/00 THROUGH 1/28/00

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

COLORADO, ALAMOSA COUNTY, Husong Hardware, 625 Main St., Alamosa, 00000003, LISTED, 1/28/00  
COLORADO, EL PASO COUNTY, McGregor Hall, 930 N. Cascade Ave., Colorado Springs, 99001705, LISTED, 1/27/00 (Colorado College MPS)  
COLORADO, EL PASO COUNTY, Ticknor Hall, 926 Cascade Ave., Colorado Springs, 99001704, LISTED, 1/27/00 (Colorado College MPS)  
COLORADO, LAS ANIMAS COUNTY, First Baptist Church, 809 San Pedro St., Trinidad, 00000005, LISTED, 1/28/00  
FLORIDA, LAKE COUNTY, Methodist Episcopal Church, South, at Umatilla, 100 W. Guerrant St., Umatilla, 99001707, LISTED, 1/27/00  
GEORGIA, RICHMOND COUNTY, United States Post Office and Courthouse, 500 E. Ford St., Augusta, 99001648, LISTED, 1/21/00  
ILLINOIS, COOK COUNTY, St. Matthey Evangelical Lutheran School, 2101-2107 W. 21st St., Chicago, 99001710, LISTED, 1/27/00  
ILLINOIS, MADISON COUNTY, Hotel Stratford, 229 Market St., Alton, 99001709, LISTED, 1/27/00  
ILLINOIS, VERMILION COUNTY, Dale Building, 101-1-3 N. Vermillion St., Danville, 99001711, LISTED, 1/27/00  
LOUISIANA, JEFFERSON PARISH, Kerner House, 1012 Monroe St., Gretna, 00000008, LISTED, 1/28/00  
LOUISIANA, RICHLAND PARISH, Delhi Municipal Baseball Park, Chicago and Louisiana Sts., Delhi, 00000007, LISTED, 1/28/00  
MICHIGAN, CHIPPEWA COUNTY, Parker Road--Charlotte River Bridge, Parker Rd. over Charlotte River., Burce Township, 00000009, LISTED, 1/28/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, LEELANAU COUNTY, Lake Leelanau Narrows Bridge, M-204 over Lake Leelanau Narrows, Leland Township, 99001732, LISTED, 1/27/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, LENAWEE COUNTY, Van Wagoner, Murray D., Memorial Bridge, MI 156 over Silver Cr., Morenci, 99001731, LISTED, 1/27/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, OAKLAND COUNTY, Derby Street--Grand Trunk Western Railroad Bridge, Derby St. over GTW Railroad, Birmingham, 99001730, LISTED, 1/27/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, OAKLAND COUNTY, Gillespie Street--Clinton River Bridge, Gillespie St. over Clinton R., Pontiac, 99001729, LISTED, 1/27/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, OAKLAND COUNTY, Trowbridge Road--Grand Trunk Western Railroad Bridge, Trowbridge Rd. over GTW Railroad, Bloomfield Hills, 00000010, LISTED, 1/28/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, ST. CLAIR COUNTY, Indian Trail Road--Belle River Bridge, Indian Trail Rd. over Belle River, China Township, 00000012, LISTED, 1/28/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, ST. CLAIR COUNTY, Jeddo Road--South Branch Mill Creek Drain Bridge, Jeddo Rd. over S. Branch Mill Creek Drain, Brookway Township, 00000013, LISTED, 1/28/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, ST. CLAIR COUNTY, Masters Road--Belle River Bridge, Masters Rd. over Belle R., Riley Township, 99001728, LISTED, 1/27/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, ST. CLAIR COUNTY, Vernier Street--Swan Creek Bridge, Vernier St. over Swan Cr., Ira Township, 00000011, LISTED, 1/28/00 (Highway Bridges of Michigan MPS)  
MICHIGAN, ST. CLAIR COUNTY, Wadhams Road--Pine River Bridge, Wadhams Rd. over Pine River, Saint Clair Township, 00000014, LISTED, 1/28/00 (Highway Bridges of Michigan MPS)  
NEW MEXICO, BERNALILLO COUNTY, Hendren Building, 3001 Monte Vista Blvd. NE, Albuquerque, 99001678, LISTED, 1/27/00 (Auto-oriented Commercial Development in Albuquerque, MPS)  
NEW MEXICO, BERNALILLO COUNTY, Newlander Apartments, 616 Coal Ave., Albuquerque, 99001677, LISTED, 1/27/00 (Multi-unit Dwellings in Albuquerque, New Mexico MPS)  
NORTH CAROLINA, ASHE COUNTY, Todd Historic District, Along Todd Railroad Grade Rd., Big Hill Rd., and Carter Miller Rd., Todd, 00000017, LISTED, 1/28/00  
OHIO, BELMONT COUNTY, Zweig Building, 3396 Belmont St., Bellaire, 00000018, LISTED, 1/28/00  
OREGON, BENTON COUNTY, Avery--Helm Historic District, Roughly bounded by SW 2nd, 6th, and Jefferson Sts. and OR 20/34 By-Pass, Corvallis, 99001716, LISTED, 1/27/00  
OREGON, HOOD RIVER COUNTY, Butler Bank, 301 Oak Ave., Hood River, 99001713, LISTED, 1/27/00  
OREGON, MULTNOMAH COUNTY, Emerson Apartments, 5310 n. Williams Ave., Portland, 99001714, LISTED, 1/27/00  
OREGON, MULTNOMAH COUNTY, Gresham Carnegie Library, 410 N. Main St., Gresham, 99001715, LISTED, 1/24/00  
SOUTH CAROLINA, SPARTANBURG COUNTY, Spartanburg Historic District (Boundary Increase), 100 Blk. of E. Main St., Spartanburg, 00000019, LISTED, 1/28/00  
SOUTH DAKOTA, CLAY COUNTY, South Dakota Department of Transportation Bridge No. 14-060-032, Local Rd. over Spring Creek, Wakonda vicinity, 00000020, LISTED, 1/28/00 (Historic Bridges in South Dakota MPS)